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Comment:

I support the changes to MCR 4.201 that the Supreme Court has proposed. I encourage you to adopt these changes. Eviction is a traumatic experience that hurts our communities and disproportionately impacts poor renters of color, especially Black women and children.

The current legal eviction process is fundamentally unjust. The rights of tenants are routinely violated due to a lack of time, information, and legal representation. The court's changes do not go nearly far enough, but they give tenants more information and more time to pay or seek rental assistance. We are in an unprecedented rental housing crisis with both a shortage of decent housing stock and a minimum wage that is wholly insufficient to support average rents in metro Detroit.

I support the use of remote technology and pre-trials in eviction proceedings, and the requirement that landlords provide personal service if they want an immediate default judgment. I support the rule that grants a stay to tenants who are seeking rental assistance. I support MCR 4.201 (B)(3)(c) because landlords should be required to follow the law if they want to leverage the court to evict tenants. Disregard the landlord industry's extremely harmful comments; they have a powerful lobby that serves their investment interests, not the public's interest. Please adopt the proposed changes, and do everything else in your power to protect the rights and lives of tenants.

I have lived in several cities around the world and had hoped that moving back to Detroit as an adult, I would have the experience of a respectful landlord and a state and city that holds landlords accountable for basic safety and health codes. Jeffrey Cowin however illegally harassed me to the point of self-eviction, where I fled to my parents' home in Grosse Pointe, then got very lucky with a new rental of respectful landlord in the same area of New Center/Virginia Park. I am aware that Jeffrey Cowin who owns several residential properties illegally evicted a tenant last winter, and the tenant has not taken Cowin to court. He put her belongings on the curb, changed the locks, and engaged in intimidation of the other tenants in the house (888 Virginia Park) telling them they would "get in trouble" if they continued to open the locked door for her.

The proposed changes are minor progress but significant in our mutual human right and dignity of decent housing.