

Name: Mary Howell

Date: 10/31/2022

ADM File Number: 2020-08

Comment:

RE: Proposed Amendments of Administrative Order No. 2020-17 and MCR 4.201

As an ownership partner for a mid-size Property Management company, with approximately 6,500 units located all over Michigan, I oppose the Amendment.

Extending the time it takes to evict residents who don't pay their rent in a timely manner creates a burden for our clients, our staff, and most importantly, our other residents; as they end up compensating their delinquent neighbors by paying higher rents. In addition, this delay in justice only teaches those who breach their Lease obligations, dependency on the system and lack of accountability.

We oversee a few affordable sites in our portfolio whose collection loss has been over 75% of the monthly rental income! No business can continue to succeed with this kind of ongoing revenue shortage. The utilities, taxes, insurance and vendors for these affordable sites will not wait 90 - 365 days for payment,

I do not understand how Property Management is not recognized as a business just like any other, with an obligation to pay our bills and collect income due to us as contracted in our Lease Agreement? The proposed Amendment will only serve to continue growing our collection loss and delay the eviction process. We need to remove Lease violators and non-paying residents so we can provide desperately needed affordable housing to accountable residents.

The only recourse Property Management has to keep residents in compliance is that of eviction. Without the ability to hold residents accountable, we lose control over delinquent renters and other Lease violators. For these and numerous other reasons noted in the comments above, please vote no.

Mary F. Howell
Chief Operating Officer / Partner
Legacy, LLC