

Name: Megan Orser

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Comment:

I am not in support of these amendments to MCR 4.201

As a property manager in multiple counties I have had several bad experiences where this plan of action has backfired.

Most recently I had an eviction for non payment in Owosso, MI.

I worked with a resident for a year and in the last two months of her lease she stopped paying on her payment arrangements and stopped communicating with us.

We sent the 7 day demand and got an court date in mid September where we attended the preliminary hearing. The defendant agreed that she owed the debt and stated that she had secured other housing and was in the process of moving and would be out in a couple of days and also stated that she had already contacted organizations for assistance to assist her with her move. In the past the judge would most likely issue a judgement and either give the resident 10 days to move, but not here. The judge then scheduled another court date for the following week, and once again the owner paid for representation to repeat the same process as we did the week prior. We then got our judgement and when it expired on 10/3/22, we filed for the writ. Two weeks later I was able to schedule for the physical eviction. The resident to date has caused nearly 6,000+ in damages to the house, and left a rent balance of over \$2,000.

To make matters worse when we were finally able to gain access to the house we found pets left behind and a flea infested house. Virtually every contractor that has conducted a bid for the damage said that the delayed process exasperated the issue and made it much worse.

Property owners are people too and have rights that are being whittled away on a daily basis.

Delaying the process may seem like a good idea on the surface, but in every case I have seen it has caused more hardship for the property owner with damages and more burden to the resident the higher the balance gets.