

Name: Joseph Reilly

Date: 10/31/2022

ADM File Number: 2020-08

Comment:

I support the changes to MCR 4.201 that the Supreme Court has proposed. I encourage you to adopt these changes. For people who have little to no financial security, the eviction process is a traumatic experience that hurts communities by prioritizing profiting from a captured population that has only one other option to living in horrific conditions: homelessness. Landlords leverage the courts to take advantage of a group that must put up with severely substandard living conditions or face the prospect of living on the streets. Landlords can ignore their responsibility to provide adequate housing and simply evict a tenant knowing there are plenty of other impoverished people who are desperate for any shelter who will take the prior tenant's place. Further, those most frequently affected by this practice are disproportionately impacts poor renters of color, especially Black women and children, compounding pre-existing intersectional disadvantage.

The current legal eviction process is unjust. The tenants routinely have their rights violated due to a lack of time, information, and legal representation. The court could go further in ensuring tenant rights are upheld, but the new rules do give tenants more information and more time to retain counsel or acquire rental assistance.

We are experiencing an unprecedented rental housing crisis, exacerbated by Covid-19, but also created by factors prior to and existing independent of the pandemic. I support the use of remote technology, pre-trial hearings in eviction proceedings, and the requiring landlords to 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. I encourage you to 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.