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Comment:

As the owner of a manufactured housing community, it is important that the legal protections afforded landlords be preserved. The burden placed on a small family business - such as ours - by these administrative rule changes is significant. Without timely access to the legal system to address landlord - tenant disputes, our financial position is jeopardized, which in turn harms our ability to provide a well maintained community for our residents. These residents are the ones who will ultimately suffer if we are unable to deal with non-payment of rent, for-cause evictions, and other violations of the community standards. It is these standards that make our community attractive to so many. It is in no ones best interest to delay and place additional obstacles in the eviction process - except perhaps the lawyers who get to bill additional costs and hours as they work to meet these new demands.

In particular, the rule changes harm our access to a timely hearing of no more than 10 days as required by statute. They require 30 day stays that further delay the process. They prevent default judgements at the first hearing - even in cases where it is clear the default will not be corrected. And they add additional costly and time consuming burdens to the landlord, such as ending courts through mail and requiring certificates of compliance.

I ask that the court decline to make AO 2020-17 permanent, and instead follow the Summary Proceedings Act and the Michigan Court Rules that have been in place for decades prior to this AO.