

From: [Robert Pfaff](#)
To: [ADMcomment](#)
Subject: ADM 2020-08
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My name is Robert Pfaff and I'm a long-time Michigan resident. I also am an Assistant Professor of Urban Studies with a focus on issues of inequality and racial segregation. I'm writing to strongly support the change to MCR 4.201 that the Supreme Court has proposed. Evictions matter for tenants in cities. One eviction, even if not at fault of the tenant, can negatively impact their ability to find future housing. In Detroit in particular, the majority Black city residents have been systematically harmed by racially exclusionary processes, and prevented access to the housing market, or have had illegal property valuations and resultant foreclosures (Atuahene, 2018). Conditions of residential decline have negatively impacted the housing market there, and resulted in rampant rental exploitation, with the state, county, and local government unable to enforce code violations, and families being harmed. Evictions exacerbate this crisis. Unfair, zero cause, or automatic evictions without representation in court add a layer of exclusion that impacts resident access to the rental market as well.

I support the changes to MCR 4.201 that the Supreme Court has proposed. I support the use of remote technology and pre-trials in eviction proceedings. I support a 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) requiring landlords to attest to healthy and safety code compliance when filing for eviction. Please adopt the proposed changes, and do everything else in your power to prevent needless evictions.

Kind Regards,
Robert W Pfaff, PhD

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