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Comment:

I am opposed to these amendments. Administrative Order 2020-17 (AO 2020-17) is reducing the availability, and increasing the price, of affordable housing by allowing tenants to occupy property without paying rent. This order is making it easy for tenants to not pay their rent and making it harder for good landlords to collect monies owed to the landlord. As a landlord, it is already in our best interest to work with residents that are making legitimate efforts to pay. I do not want to see families displaced, and evictions are costly for the landlord too. Unfortunately, some tenants are playing the system by using this order to continue to live rent free. The attitude of some tenants seems to be "why pay rent when the courts will let me live here without paying?"

The Court should decline to make AO 2020-17 permanent and should instead follow the Summary Proceedings Act and Michigan Court Rules in place for decades before AO 2020-17. Failure to do so will further discourage investment in affordable housing units in the state, thereby increasing the problem. The Court may have good intentions, but it is hurting families seeking affordable housing.