

**From:** [REDACTED]  
**Sent:** Thursday, April 4, 2024 8:00 AM  
**To:** Ann Arbor Renter's Commission <[RentersCommission@a2gov.org](mailto:RentersCommission@a2gov.org)>  
**Subject:** landlord snooping in my house

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Hello, my name is [REDACTED], my phone number is [REDACTED] and I live at [REDACTED]. My landlord, [REDACTED] will not stop snooping around my house. I have been renting this house since September, and my landlord has repeatedly been entering areas of my house without permission (especially bedrooms) when coming to the house for other reasons. Examples of this include coming to my house to repair something, leaving and then coming back several hours later without warning or knocking because "he forgot something". Coming to the house for repairs and searching my roommates bedrooms because "he wants to inspect them", coming to the house to check the furnace in the basement then informing us after he had arrived via text that he will also be going in our bedrooms to "inspect the fire alarms". Today the bathtub was being replaced and he was in our house from around 9am to noon. Later, around 10pm, we received picture messages from all around our home that [REDACTED] had taken of areas of the house he thought we were letting get scratched or dirty.

It is unsettling for me as a young woman to have an older man doing this to me. He has repeatedly entered our house without giving 24 hours notice, and consistently done more in the house than he had told us he was going to do. I am wondering what our options are to prevent this sort of thing from happening in the future?

Thank you,  
[REDACTED]

**From:** Ann Arbor Renter's Commission <[RentersCommission@a2gov.org](mailto:RentersCommission@a2gov.org)>  
**Sent:** Thursday, April 4, 2024 11:29 AM  
**To:** [REDACTED]  
**Subject:** RE: landlord snooping in my house

Hello-

Thank you for your email. A landlord is allowed to enter without notice in case of emergency (fire, flood or other). If not, notice must be given in accordance with the housing code. Please see the information below to file a complaint:

#### How to File a Complaint

If you believe there are code violations within your unit/property you may contact our office to file a complaint. We cannot advise anyone on the legal rights to stop payments of rent or termination of rent and lease contracts. We do not have the ability to test for mold, radon, etc. (see Health & Safety page for more information). The inspectors can only cite items they can see upon inspection. The process is as follows:

1. You must first contact your landlord/management company and give them adequate time to make the necessary corrections. We cannot accept a complaint if you have not contacted your landlord.
2. If the concern has is not resolved by the landlord in a timely manner the tenant may contact Janet Farrell via email or at 734.794.6000 x42680 to request a complaint form. The following information will be required: Name, phone number and address of complainant; specific issues you feel are a code violation (please be specific, as the inspector can only inspect what is on the complaint); and the time frame in which you notified you landlord.
3. Our office will notify the landlord of the complaint. The landlord will be required to submit a plan of action to be completed by the deadline (typically within 24 hours for life-safety issues or 72 hours for non-emergency issues). The landlord will be required to notify our office, within the timeframe provided, to report the status of the issue(s).
4. We will then contact the complainant to verify the issue(s) are resolved.
5. If there is still a problem and/or the violation persist, an inspector will contact the complainant to conduct an inspection.
  - a. There is a fee assessed to the landlord for each inspection conducted where valid code violations are found.
6. If the violation is still not corrected within the time frame provided by the inspector, the property will be posted as not habitable (see section on not habitable postings for more information) until the violation(s) are remedied.
7. If you believe there is a leasing ordinance violation complete them Leasing Ordinance Complaint form and send via email to Janet Farrell ([jfarrell@a2gov.org](mailto:jfarrell@a2gov.org)).

Another resource we can share is the UM student legal services. Our contact there is Gayle Rosen, please feel free to reach out to her: <https://studentlegalservices.umich.edu/profile/gayle-rosen>

Take Care,

**Sarah Alanis, Boards, Commissions & FOIA Coordinator** (she/her/hers)

Ann Arbor City Clerk's Office | Guy C. Larcom City Hall | 301 E. Huron, 2nd Floor · Ann Arbor · MI · 48104

734.794.6140 (O) Ext: 41413

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