

From: Ann Arbor Renter's Commission <RentersCommission@a2gov.org>

Sent: Thursday, May 9, 2024 12:02 PM

To: Bill Wilson <william.wilson@mckinley.com>; [REDACTED]

Subject: RE: Exorbitant Non-Renewal Penalty

Hello,

At this time, there are no City of Ann Arbor regulations related to price of rent or fees. However, there are regulations for when and how your landlord can offer a successive lease to you. Below is a link to a guide and complaint form regarding city ordinances for landlords offering successive leases.

Link: <https://www.a2gov.org/departments/city-clerk/Documents/ELO%20%26%20RTR%20Form.pdf>

Please let me know if I can assist further,

Thank you,

Kristen Vander Lugt, Office Manager (she/her/hers)

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

Direct dial (734) 794-6140 Ext. 41404

kvanderlugt@a2gov.org | www.a2gov.org

Follow the Clerk's Office on Instagram [@a2cityclerk](https://www.instagram.com/a2cityclerk)

From: Bill Wilson <william.wilson@mckinley.com>

Sent: Thursday, May 9, 2024 10:47 AM

To: Aarre Laakso [REDACTED] Ann Arbor Renter's Commission

<RentersCommission@a2gov.org>

Subject: Re: Exorbitant Non-Renewal Penalty

You don't often get email from william.wilson@mckinley.com. [Learn why this is important](#)

This message was sent from outside of the City of Ann Arbor. Please do not click links, open attachments, or follow directions unless you recognize the source of this email and know the content is safe.

Good morning [REDACTED] and Ann Arbor,

For clarity, the lease requires a 60-day notice to renew OR provide a written notice to vacate. So, the resident can choose either option. Aarre if you can confirm your plans to renew or vacate I would be happy to help you with the correct paperwork.

Happy to chat further as well.

Thank you,

Bill Wilson | Retention & Sales Specialist
Direct Line - 734.619.6684

McKinley, Inc. | [Live.Work.Shop.Play.](#)

We ❤️ Our Residents!

From: [REDACTED]
Sent: Wednesday, May 8, 2024 8:25 PM
To: RentersCommission@a2gov.org <RentersCommission@a2gov.org>
Cc: Bill Wilson <william.wilson@mckinley.com>
Subject: Exorbitant Non-Renewal Penalty

Dear Renters Commission,

My landlord is threatening to TRIPLE my rent unless I renew my lease. Is that legal?

Landlord: McKinley, Inc.
Property: [REDACTED]
Apartment: [REDACTED]
Landlord Contact: Bill Wilson
Contact Number: 734-619-6684
Renter: [REDACTED]
[REDACTED]

I have included a relevant message from the landlord below.

Best,
Aarre Laakso

Dear Aarre and all other residents,

I'm reaching out because we are approaching the 60-day notice period required by your lease. At the moment we do not yet have signed paperwork to either renew your lease or vacate your home.

Starting Tuesday, May 14th you will accrue daily charges of two times your daily rent rate because we don't have signed paperwork. Each day that we continue without signed paperwork charges will continue to accrue. My goal is to help you avoid additional fees or potentially avoid them altogether, if you renew.

If I have already sent you paperwork to renew or vacate the home, please sign this today. If you still have yet to provide us your plans, please share them with today as well.

Thank you,
Bill Wilson - McKinley