

Report of ELO/RTR Violations in Energov (STREAM)

Code Case Number: HCODE22 [REDACTED]

Address: [REDACTED]

Ann Arbor, MI 48104

Opened Date: 10/31/2022

Closed Date: 5/1/2024

Code Description from Energov (Internal STREAM): Possible lease ordinance violation CASE MAY BE CLOSED DUE TO INACTIVITY

Code Description Provided by Pete Held (none if blank):



Planning & Development Services Rental Housing
301 East Huron Street, PO Box 8647
Ann Arbor, MI 48107-8647
Tel: (734) 794-6264 Fax: (734) 994-8460
Email: rentalhousing@a2gov.org

City of Ann Arbor Tenant Resources Website:
<https://www.a2gov.org/departments/build-rent-inspect/housing/Pages/Filing-Complaints.aspx>

LEASING ORDINANCE COMPLAINT

(See Section 8:530 in Chapter 105 Ann Arbor Housing Code)

NOTE: This form must be filled in completely

[REDACTED]

Property Owner/ Agent Name: Cappo / Deinco Properties

Mailing Address: 318 E Jefferson St APT 6B, Ann Arbor, MI 48104

Phone Number: (734) 996-1991 Email: cappomanagement@gmail.com

Date lease began: 8/16/2022 Through: 8/16/2023 (copy of lease may be required)

Name of person showing or leasing premises to another party: N/A

Tenant's Rights and Duties Booklet Received? Yes No

Date landlord/agent entered to show the premises: N/A

Date premises leased to another tenant: N/A

Other leasing ordinance complaint: _____

Landlord has sent tenants terms and conditions of a successive lease period, but with stipulation to sign before November 1, 2022, in violation of Section 8:530(1)(c)

[REDACTED]

10/25/2022
Date

Report of ELO/RTR Violations in Energov (STREAM)

Code Case Number: HCODE22- [REDACTED]

Address: [REDACTED]

Ann Arbor, MI 48104

Opened Date: 11/30/2022

Closed Date: 9/18/2023

Code Description from Energov (Internal STREAM): Lease ordinance violation RESOLVED - Ticket issued (see attached)

Code Description Provided by Pete Held (none if blank):



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LEASING ORDINANCE COMPLAINT

(See Section 8:530 in Chapter 105 Ann Arbor Housing Code)

NOTE: This form must be filled in completely

[Redacted]

Property Owner/ Agent Name: Hayman Co., Paul Hilse (Property Manager of Ponds at Georgetown)

Mailing Address: 2511 Packard St, Ann Arbor, MI 48104

Phone Number: (734) 761-2330 Email: PHilse-mi@haymanco.com

Date lease began: 6/19/2021 Through: 6/19/2022 (copy of lease may be required)

Name of person showing or leasing premises to another party: _____

Tenant's Rights and Duties Booklet Received? _____
Yes No

Date landlord/agent entered to show the premises: _____

Date premises leased to another tenant: _____

Other leasing ordinance complaint: My landlord sent a lease renewal offer to me on February 4--
only 135 days before my lease expired (and not the 180 days required by the leasing ordinance).

In tandem with other circumstances, this violation denied me crucial time to accept the renewal offer
before the landlord revoked the offer on March 25--a decision that management told me hinged on
the fact that I had not accepted it yet.

[Redacted Signature]

7/11/2022

Date

Report of ELO/RTR Violations in Energov (STREAM)

Code Case Number: HCODE23 [REDACTED]

Address: [REDACTED]

Ann Arbor, MI 48103

Opened Date: 1/26/2023

Closed Date: 5/1/2024

Code Description from Energov (Internal STREAM): ****Tenant would like to remain anonymous****
Possible lease ordinance violation - see note on file CASE MAY BE CLOSED DUE TO INACTIVITY

Code Description Provided by Pete Held (none if blank):



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City of Ann Arbor Tenant Resources Website:
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LEASING ORDINANCE COMPLAINT

(See Section 8:530 in Chapter 105 Ann Arbor Housing Code)

NOTE: This form must be filled in completely

[Redacted]

Property Owner/ Agent Name: _____

Mailing Address: _____

Phone Number: _____ Email: _____

Date lease began: _____ Through: _____ (copy of lease may be required)

Name of person showing or leasing premises to another party: _____

Tenant's Rights and Duties Booklet Received? Yes No

Date landlord/agent entered to show the premises: _____

Date premises leased to another tenant: _____

Other leasing ordinance complaint: _____

[Redacted Signature]

_____ 1/24/23
Date

Report of ELO/RTR Violations in Energov (STREAM)

Code Case Number: HCODE23- [REDACTED]

Address: [REDACTED]

Ann Arbor, MI 48103

Opened Date: 2/2/2023

Closed Date: 9/19/2023

Code Description from Energov (Internal STREAM): Window leak, excessive water bill, mold in master bath, possible lease ordinance violation THIS CASE WAS RESOLVED by Janet Farrell on 02/03/23, no inspection was necessary

Code Description Provided by Pete Held (none if blank):



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Rental Housing
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Email: rentalhousing@a2gov.org
City of Ann Arbor Website: www.a2gov.org

COMPLAINT FORM

NOTE: This form must be filled in completely

Address / Property Location (include apartment # / lot #):



Property Owner/ Agent

Name: Trinity Properties/Samantha Vargo (manager)

Mailing Address: 275 Harbor Way Ann Arbor Mi 48103

Phone Number: 734-272-4226

Email:

A Is this property in a landlord / tenant dispute? Yes No

B Are you currently paying rent? Yes No

If No, when did you stop? _____

C When did you move in? September 2019

COMPLAINT FORM

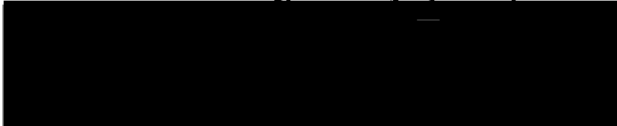
(cont.)

D List reasons for complaint include date(s) when problem first occurred and if landlord/owner has resolved any issues as of this date. (Please list one complaint per line.) If additional space is required please use other side. **Must provide copy of complaint letter sent to landlord (if applicable).**

- 1) Windows falling apart, huge draft(not sure start date but left review and told staff of issues multiple times)
- 2) Water bill excessively high dec22/jan23, water leak they are denying happened
- 3) dumpster and recycle bins always over filled
- 4) pink insulation laying on the ground of some garages and exposed on the ceiling
- 5) Black mold in our master bath (is black and fuzy)
- 6) we get 1-2 day notice for repairs that need to be done. no notices for delays or updates
- 7) plowed snow at 4am. I was tod by the manager that its an emergency but when askd why the only did half during the
- 8) day stopped and came back at 4am to finish, i was ignored by management
- 9) i recieved an email saying i will be put on notice to vacate at the end of my lease on 2/1/2023,
- 10) states in my lease i only need to give a 60 day written notice if im going to renew or leave.

E Proof of I.D. given: Yes No (i.e. Drivers license, utility bill, and lease) Address must match property maintenance complaint address.

F Any person causing an inspection to be made for the sole purpose of harassing any individual, corporation, or governmental agency when no violation is actually present shall be billed twice the ordinary cost of said inspection, and could be subject to civil

 (2e)
1/31/23
Signature and Date

Send to: rentalhousing@a2gov.org

SUBMIT

Report of ELO/RTR Violations in Energov (STREAM)

Code Case Number: HCODE23- [REDACTED]

Address: [REDACTED]

Ann Arbor, MI 48104

Opened Date: 5/18/2023

Closed Date: 3/6/2024

Code Description from Energov (Internal STREAM): Tenant not given proper notice and felt pressured to renew at higher rate. RESOLVED WITH NEW LEASE MAY BE CLOSED

Code Description Provided by Pete Held (none if blank): [REDACTED] – Janet had worked with the agent to have them send a new lease to the tenant for signature. Subsequently the tenant secured other housing and has decided to move. It is not clear that there was a violation and no further enforcement is anticipated.



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LEASING ORDINANCE COMPLAINT
 (See Section 8:536 in Chapter 105 Ann Arbor Housing Code)

NOTE: This form must be filled in completely

Address / Property Location (include apt or lot #): [REDACTED]

Tenant / Complainant Name: [REDACTED]

Mailing Address: [REDACTED]

Phone Number: [REDACTED]

Property Owner/ Agent Name: ReNew Ivanhoe

Mailing Address: 1533 Pine Valley, Ann Arbor, MI 48104

Phone Number: 844.572.0518 Email: theivanhoe@rtresi.com

Date lease began: _____ Through: _____ (copy of lease may be required)

Name of person showing or leasing premises to another party: _____

Tenant's Rights and Duties Booklet Received? Yes No

Date landlord/agent entered to show the premises: _____

Date premises leased to another tenant: _____

Other leasing ordinance complaint: Lack of Notice

[REDACTED]

5/18/2023
 Date

*note: This tenant is special needs and felt under pressure to sign the renewal.

Report of ELO/RTR Violations in Energov (STREAM)

Code Case Number: HCODE23- [REDACTED]

Address: [REDACTED]

Ann Arbor, MI 48104

Opened Date: 5/31/2023

Closed Date: 5/1/2024

Code Description from Energov (Internal STREAM): Lease ordinance - not enough notice and changed the agreed upon terms. CASE MAY BE CLOSED LEASE WAS RENEWED AT THAT TIME

Code Description Provided by Pete Held (none if blank):



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City of Ann Arbor Tenant Resources Website:
https://www.a2gov.org/departments/build-rent-inspect/housing/Pages/Filing-Complaints.aspx

LEASING ORDINANCE COMPLAINT

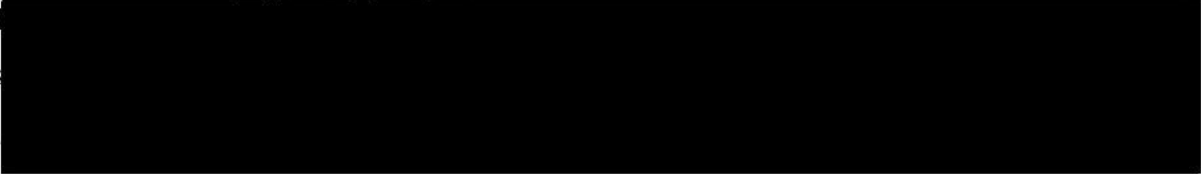
(See Section 8:530 in Chapter 105 Ann Arbor Housing Code)

NOTE: This form must



Address / Property Location (include apt or lot #)

Tenant / Comp



Mailing Address

Phone Number:

Property Owner/ Agent Name: Ellise Bright-Vick

Mailing Address: RED TAIL RESIDENTIAL

Phone Number: 2082 Michelson Drive, 3rd Floor, Irvine, CA 92612

Date lease began: 08/03/22 Through: 07/31/23 (copy of lease may be required)

Name of person showing or leasing premises to another party:

Tenant's Rights and Duties Booklet Received? Yes No

Date landlord/agent entered to show the premises:

Date premises leased to another tenant:

Other leasing ordinance complaint:

Did not provide lease renewal within 180 days. I agreed contractually to sign 12 months at \$1160.95 with \$10.95 being an insurance fee, that the owner gets back on their tax refunds. They sent an email agreeing to lease terms. Then almost 3 weeks later tells me it is ready to sign. Document is starkly different than what I agreed to. Said they did away with 12 month leases even though I have a digital contract that we agreed to, that I would have to sign a lease for this amount. 8 months and 1265.95 is what was changed and required to accept it in the same portal we pay our rent in and make maintenance requests in. Like how I accepted their offer initially, only for them to switch it last minute.

Signature [Redacted]

Date May 3/2023

Also charges us to pay rent because the company taking payments charges them.

Report of ELO/RTR Violations in Energov (STREAM)

Code Case Number: HCODE23-████

Address: ██████████

Ann Arbor, MI 48105

Opened Date: 6/1/2023

Closed Date: 5/1/2024

Code Description from Energov (Internal STREAM): Lease ordinance and unregistered rental CASE MAY BE CLOSED DUE TO INACTIVITY

Code Description Provided by Pete Held (none if blank):

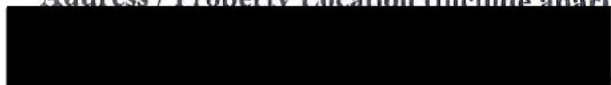


Planning & Development Services
Rental Housing
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Email: rentalhousing@a2gov.org
City of Ann Arbor Website: www.a2gov.org

COMPLAINT FORM

NOTE: This form must be filled in completely

Address / Property Location (include apartment # / lot #):

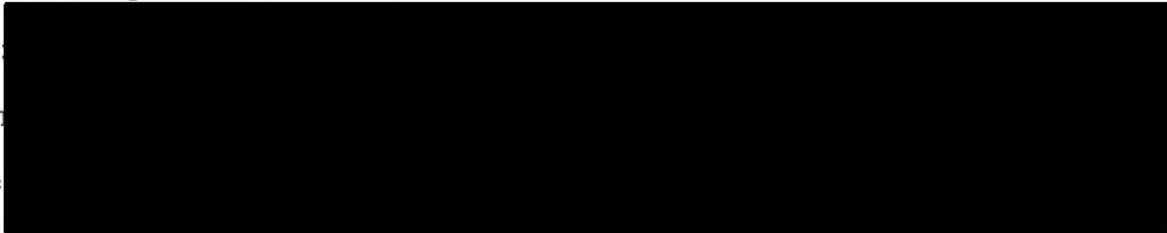


Tenant or Complainant

Name:

Mailing

Phone



Property Owner/ Agent

Name: Kambiz Daneshvar

Mailing Address: 2449 Dalton Avenue

Phone Number: 248-535-2961

Email:

A Is this property in a landlord / tenant dispute? Yes No

B Are you currently paying rent? Yes No

If No, when did you stop? Began escrow 5/15/23

C When did you move in? 6/15/22

COMPLAINT FORM (cont.)

List reasons for complaint include date(s) when problem first occurred and if landlord/owner has resolved any issues as of this date. (Please list one complaint per line.) If additional space is required please use other side. Must provide copy of complaint letter sent to landlord (if applicable).

COMPLAINTS

1. At the time of entering into a written lease agreement, 6/15/22, the **landlord did not provide a copy of "Rights and Duties of Tenants" booklet**. Landlord has not resolved. I never received the booklet.
2. **8:516, landlord leased unit without a certificate of compliance in effect**. According to "Rights and Duties of Tenants" booklet, the lessor is "required by law to have a Certificate of Compliance with the Ann Arbor City Housing Code."
3. **8:527, landlord leased unit without operable smoke or fire detectors**. On 9/30/22, following my discovery that neither smoke alarm worked, I informed the landlord. One of the unit's two smoke detectors did NOT have a battery and the other's battery was expired. The landlord refused to accept responsibility for assuring detectors were in good operating condition. I purchased and installed batteries to ensure the smoke detectors were operative.

I've resolved this safety issue on several occasions; I want to report the landlord leased the unit without operable smoke detectors.
4. **8:530, improper notice of next year's lease terms and conditions**. A landlord of residential premises must, for leases that exceed 8 months, provide each tenant with the terms and conditions of a successive lease period no later than 180 days before the end of the current lease period.

My lease ends 6/1/23. On 4/14/23, landlord emailed, "Yes, we can sign a year [lease] but the rate will be at least \$1800/mo." In re-negotiating the lease, I agreed to the increase (via email).

On 5/10/23, following my refusal to assist with the landlord's repairs of inspection violations, landlord emailed, "The new rate will be \$2,000 a month." On 5/12/23, landlord texted, "Unless these issues are resolved I will take possession on June 1st."

5. **8:531, violation of the right to renew my lease.** For the lease I was renegotiating, the landlord offered to renew the lease, but did not put the offer in writing and include the parties, term, address of premises, and the rent. Nor did the landlord claim good cause not to renew or notify me in writing of the grounds for the good cause.

Landlord did not make a good-faith offer to renew a written lease before the time period specified in subsection 8:530(1)(a).

6. **Retaliation for rent in escrow.** Landlord was a no-show for the unit's first-time inspection on 4/28/23. An Ann Arbor Building Official notified me of the unit's lack of a Certificate of Compliance and its effect on rental payments ("**If a dwelling or rooming unit lacks a current certificate, instead of paying rent to the owner, tenants may pay the rent into the escrow account**").

The Official advised me to stop paying rent to the landlord and escrow instead. On 5/15/23, I sent Notification of Rent in Escrow to the landlord. Landlord retaliated with correspondence claiming, "Notice of Breach of Contract," "Notice to Quit to Recover Possession of Property." Landlord threatened eviction and demanded I "move by 5/23/2023." Also "CEASE AND DESIST - Zoning Violation" (for working from home).

On 5/31/23, a Sheriff came to my home and delivered a Summons for "Rental unit eviction" on 6/6/23, less than one week away.

7. **Sparking kitchen outlets.** Of the kitchen's three countertop outlets, only one is a GFCI outlet. On 5/9/23, I notified the landlord that the other two outlets shoot sparks. Sparks pose a fire hazard to the unit and the community. The landlord dismissed my concern ("The other socket is not required to be GFCI"). As a safety precaution, I only use the GFCI kitchen outlet, which greatly impacts the use and enjoyment of the kitchen.

8. **Broken handrail on spiral staircase.** This was discovered when a guest was descending the inner staircase, reached for the handrail and it gave way. The railing was broken—completely disconnected—in two areas. This critical safety repair should've been made by the landlord before I moved in. On 7/4/22, I notified the landlord of this major safety hazard and requested repair. After 5 weeks, I was still living with a broken railing.

To protect myself and guests from injury, I hired a contractor to make a proper repair. The landlord was angry that repairs were made "without consent." I was not reimbursed.

Attachments

1 - Lease: Proof of I.D.

2 - Complaint #3: 8:527, no operable smoke detectors

- Text exchange with landlord, informing him smoke detectors were not operable
- Email exchange with landlord, where he informs me he's ordered new smoke detectors and I inform him I've bought batteries for the current devices

3 - Complaint #4: 8:530, improper notice of next year's lease terms and conditions

- Email exchange with landlord, renegotiating current lease at \$1600/month, ending 6/1/23. Landlord grants consent twice to extending my lease. I agree to a \$200/month increase
- 5/10/23: retaliatory notice from landlord—after I insist that he comply with the law and handle repairs and maintenance himself—that the lease has increased \$400/month
- 5/11/23: Craigslist listing of the unit at \$2100/month, with a 6/1/23 move-in

4 - Complaint #5 - 8:531, violation of the right to renew my lease

- Series of texts with landlord (5/8/23 - 5/15/23), who confirms "You didn't damage anything" and references "urgent maintenance" before telling me to "disregard that."

Texts are increasingly urgent, including "If I can't legally rent [REDACTED] I will have to terminate business soon" and "Unless these issues are resolved I will take possession on June 1st." He accuses me of "delaying repairs" and notifies me that he wants to show the unit to prospective tenants.

I pride myself in being a responsible tenant and the unit is in better condition than when I moved in. These repairs are items that failed inspection and preceded my occupancy. The landlord cannot claim a good cause not to renew my lease.

5 - Complaint #6: If a dwelling lacks a current certificate, tenants may pay rent into escrow account

- Copy of 5/15/23 Notice of Tenant's Intent Withhold Rent Due to Needed Repair. Note that I am **not** withholding rent: I'm **paying** rent – I'm escrowing it to a proper account, per local and state ordinance
- Landlord's retaliatory actions following receipt of Notice. These include "Notice of Breach of Contract," "Notice to Quit to Recover Possession of Property." Eviction threats, "CEASE AND DESIST - Zoning Violation."

6 - Complaint #7: sparking kitchen outlets

- Notified landlord 5/9/23
- Photos of kitchen outlets
- Landlord responds, blaming me for "overloaded usage"
- Landlord makes plans to repair during his visit on 5/19/23 which never happens since he lacks a key to unlock the unit. He asks me to make him a spare key. I comply

7 - Complaint #8: broken staircase handrail

- Notified landlord 7/4/22
- After 5 weeks of nonresponse, I hire a contractor to make repairs. Photos included

Report of ELO/RTR Violations in Energov (STREAM)

Code Case Number: HCODE23 [REDACTED]

Address: [REDACTED]

Ann Arbor, MI 48104

Opened Date: 7/20/2023

Closed Date: 5/1/2024

Code Description from Energov (Internal STREAM): Leasing Ordinance/Right to Renew CASE MAY BE CLOSED DUE TO INACTIVITY

Code Description Provided by Pete Held (none if blank):



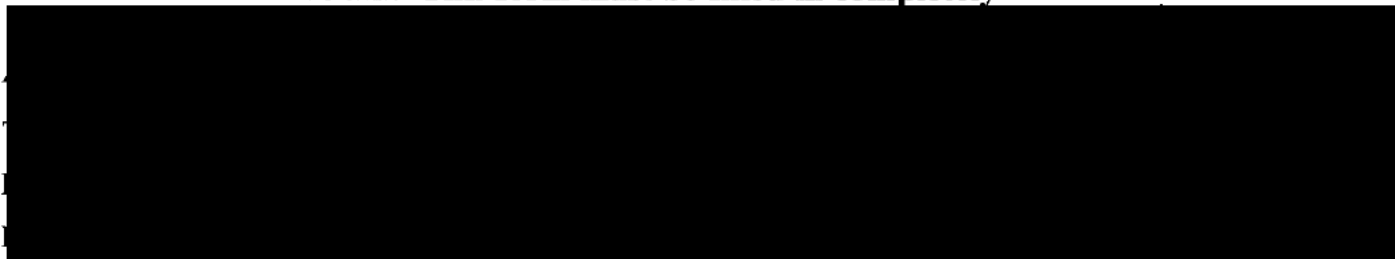
Planning & Development Services Rental Housing
 301 East Huron Street, PO Box 8647
 Ann Arbor, MI 48107-8647
 Tel: (734) 794-6264 Fax: (734) 994-8460
 Email: rentalhousing@a2gov.org

City of Ann Arbor Tenant Resources Website:
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LEASING ORDINANCE COMPLAINT

(See Section 8:530 in Chapter 105 Ann Arbor Housing Code)

NOTE: This form must be filled in completely



Property Owner/ Agent Name: Lici Koenig

Mailing Address: _____

Phone Number: (626) 264-0322 Email: crossantk@gmail.com

Date lease began: Aug 25 Through: Aug 25 (copy of lease may be required)

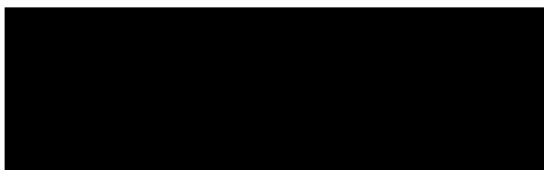
Name of person showing or leasing premises to another party: _____

Tenant's Rights and Duties Booklet Received? Yes No

Date landlord/agent entered to show the premises: 7/20/2023

Date premises leased to another tenant: August 25, 2023

Other leasing ordinance complaint: _____



07/20/2023
 Date

Report of ELO/RTR Violations in Energov (STREAM)

Code Case Number: HCODE23 [REDACTED]

Address: [REDACTED]

Ann Arbor, MI 48103

Opened Date: 12/7/2023

Closed Date: 5/1/2024

Code Description from Energov (Internal STREAM): Leasing Ordinance Right to Renew Complaint - Pressure to renew at a lower rate CASE MAY BE CLOSED TICKET WRITTEN AND ADJUDICATED

Code Description Provided by Pete Held (none if blank):



RECEIVED
By Janet Farrell at 9:58 am, Dec 07, 2023

Early Leasing and Right to Renew Complaint Form

Sections 8:530 and 8:531 of Ann Arbor City Code Chapter 105

City of Ann Arbor Rental Housing Services | (734) 794-6264 Opt. 1 | rentalhousing@a2gov.org
<https://www.a2gov.org/departments/build-rent-inspect/housing/Pages/Filing-Complaints.aspx>

Contact Information (Must be filled out completely)

Rental Unit Address (include apt or lot #): [REDACTED]

Property Owner/Agent Name: Ann Arbor Apartments/CMB Management

Mailing Address: 1700 Geddes Ave Apt A7, Ann Arbor, MI 48104

Phone Number: 734-741-9300 Email: cmb@annarborapartments.net

Complaint Information

Lease Start Date: 08/25/23 End Date: 08/13/24 (copy of lease may be required)

Was the rental unit leased to another tenant: Yes _____ date (if known) _____ No

Did owner/agent provide notice with terms of a successive lease by email and personal delivery/US Mail?
Yes No _____

Did the notice contain the names of the parties, lease term, rental unit address, and amount of rent?
Yes No _____

Did the owner/agent provide a deadline to renew by? Yes Date: 11/01/23 No _____

Did the owner/agent provide the Rights and Duties of Tenants booklet? Yes _____ No

Additional Details of the complaint:

See attached

Please attach additional pages and/or any related correspondence (emails, letters) you received from the owner/agent.

[REDACTED]

12/06/23
Date

Report of ELO/RTR Violations in Energov (STREAM)

Code Case Number: HCODE23 [REDACTED]

Address: [REDACTED]

Ann Arbor, MI 48103

Opened Date: 12/15/2023

Closed Date: 5/1/2024

Code Description from Energov (Internal STREAM): Leasing ordinance complaint. Pressured to sign a new lease within a month of moving in. CASE MAY BE CLOSED DUE TO INACTIVITY

Code Description Provided by Pete Held (none if blank):



RECEIVED

By Janet Farrell at 11:03 am, Dec 15, 2023

Early Leasing and Right to Renew Complaint Form

Sections 8:530 and 8:531 of Ann Arbor City Code Chapter 105

City of Ann Arbor Rental Housing Services | (734) 794-6264 Opt. 1 | rentalhousing@a2gov.org
<https://www.a2gov.org/departments/build-rent-inspect/housing/Pages/Filing-Complaints.aspx>

Contact Information (Must be filled out completely)

Rental Unit Address (include apt or lot #) [REDACTED]

Tenant/Complainant Name: [REDACTED]

Mailing Address [REDACTED]

Phone Number [REDACTED]

Property Owner/Agent Name: Ann Arbor Apartments (CMB)

Mailing Address: 1700 Geddes Ave, Ann Arbor, MI 48104

Phone Number: 734-741-9300 Email: CMB@ANNARBORAPARTMENTS.NET

Complaint Information

Lease Start Date: 08/01/23 End Date: 07/31/2024 (copy of lease may be required)

Was the rental unit leased to another tenant: Yes _____ date (if known) _____ No

Did owner/agent provide notice with terms of a successive lease by email and personal delivery/US Mail?
Yes No _____

Did the notice contain the names of the parties, lease term, rental unit address, and amount of rent?
Yes No _____

Did the owner/agent provide a deadline to renew by? Yes Date: 10/31/2023 No _____

Did the owner/agent provide the Rights and Duties of Tenants booklet? Yes _____ No

Additional Details of the complaint:

See Attached.

Have been tenants in this building for over 2 years now. 2022-2023 rent was \$1500, increased to \$1600 for 2023-2024.

We were threatened with an increase greater than \$1785 if we did not alert CMB of plans to renew for 2024-2025 by 10/31/2023 which I believe violates the early leasing ordinance.

Please attach additional pages and/or any related correspondence (emails, letters) you received from the owner/agent.



12/15/2023
Date

Report of ELO/RTR Violations in Energov (STREAM)

Code Case Number: HCODE23- [REDACTED]

Address: [REDACTED]

Ann Arbor, MI 48103

Opened Date: 12/21/2023

Closed Date: 5/1/2024

Code Description from Energov (Internal STREAM): Early Lease Renewal and pressure CASE MAY BE CLOSED DUE TO INACTIVITY

Code Description Provided by Pete Held (none if blank):



RECEIVED

By Janet Farrell at 1:42 pm, Dec 21, 2023

Early Leasing and Right to Renew Complaint Form

Sections 8:530 and 8:531 of Ann Arbor City Code Chapter 105

City of Ann Arbor Rental Housing Services | (734) 794-6264 Opt. 1 | rentalhousing@a2gov.org
<https://www.a2gov.org/departments/build-rent-inspect/housing/Pages/Filing-Complaints.aspx>

Contact Information (Must be filled out completely)

Rental Unit Address (include apt or lot #): [REDACTED]

Tenant/Complainant Name: [REDACTED]

Mailing Address: [REDACTED]

Phone Number: [REDACTED]

Property Owner/Agent Name: Ann Arbor Apartments (CMB Management)

Mailing Address: 1700 Geddes Ave, Ann Arbor MI 48104

Phone Number: (734) 741-9300 Email: CMB@ANNARBORAPARTMENTS.NET

Complaint Information

Lease Start Date: 08/05/2023 End Date: 07/31/2024 (copy of lease may be required)

Was the rental unit leased to another tenant: Yes date (if known) Unknown No

Did owner/agent provide notice with terms of a successive lease by email and personal delivery/US Mail?
Yes No

Did the notice contain the names of the parties, lease term, rental unit address, and amount of rent?
Yes No

Did the owner/agent provide a deadline to renew by? Yes Date: 10/31/2023 No

Did the owner/agent provide the Rights and Duties of Tenants booklet? Yes No

Additional Details of the complaint:

Please refer to the attached "ADDL INFO [REDACTED] TRT Complaint Form.pdf" for more info.

Please attach additional pages and/or any related correspondence (emails, letters) you received from the owner/agent.

[REDACTED]

12/14/2023
Date

Report of ELO/RTR Violations in Energov (STREAM)

Code Case Number: HCODE24-██████

Address: ████████████████████

Ann Arbor, MI 48103

Opened Date: 1/8/2024

Closed Date: 5/1/2024

Code Description from Energov (Internal STREAM): ELO complaint CODE CASE MAY BE CLOSED DUE TO INACTIVITY

Code Description Provided by Pete Held (none if blank): ██████████ – same as ██████████



RECEIVED
By Janet Farrell at 9:30 am, Jan 08, 2024

Early Leasing and Right to Renew Complaint Form

Sections 8:530 and 8:531 of Ann Arbor City Code Chapter 105

City of Ann Arbor Rental Housing Services | (734) 794-6264 Opt. 1 | rentalhousing@a2gov.org

<https://www.a2gov.org/departments/build-rent-inspect/housing/Pages/Filing-Complaints.aspx>

Contact Information (Must be filled out completely)

Rental Unit Address: [Redacted]
Tenant/Complainant: [Redacted]
Mailing Address: [Redacted]
Phone Number: [Redacted]

Property Owner/Agent Name: CMB Ann Arbor Apartments
Mailing Address: 1700 GEDDES AVENUE, APT A7
Phone Number: 734.741.9300 Email: CMB@ANNARBORAPARTMENTS.NET

Complaint Information

Lease Start Date: 08/14/2023 End Date: 08/13/2024 (copy of lease may be required)

Was the rental unit leased to another tenant: Yes _____ date (if known) _____ No

Did owner/agent provide notice with terms of a successive lease by email and personal delivery/US Mail?
Yes _____ No

Did the notice contain the names of the parties, lease term, rental unit address, and amount of rent?
Yes _____ No

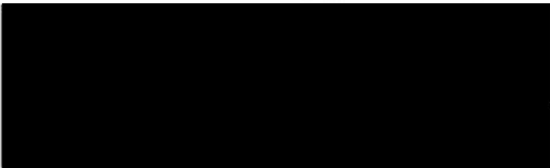
Did the owner/agent provide a deadline to renew by? Yes _____ Date: _____ No

Did the owner/agent provide the Rights and Duties of Tenants booklet? Yes _____ No

Additional Details of the complaint:

I received this strange threatening email far too early (October 2023 for a 12 month Aug-Aug lease), from a sketchy email address (it looked like the CMB email, but with a typo, so I couldn't reply). The email (attached) explicitly told to let the company know if I would be renewing by the end of the month (as in 1 week after the email), or the rent would be MUCH higher than the already 11.6% increase for the special offer. I never received any follow up emails, personal deliveries, or US mail regarding this topic, from the official CMB management or otherwise.

Please attach additional pages and/or any related correspondence (emails, letters) you received from the owner/agent.



01/06/2024
Date

Report of ELO/RTR Violations in Energov (STREAM)

Code Case Number: HCODE24-████████

Address: ████████████████████

Ann Arbor, MI 48108

Opened Date: 1/16/2024

Closed Date: 3/5/2024

Code Description from Energov (Internal STREAM): ELO-RTR Late notice for renewal. PRH CONTACTED TENANT TO PURSUE COMPLAINT 03/05/24 AND WAS TOLD BY TENANT THAT THEY WOULD NO LONGER LIKE TO PERSUE DUE TO FACT THAT THEY FEARED REPRISAL AND HAD RENEWED LEASE

Code Description Provided by Pete Held (none if blank): ████████████████████ – tenant dropped complaint. Not pleased with the amount of time that it took for someone from the city to respond to ██████████ complaint (which seemed to be a violation). ██████████ renewed a lease and due to fact ██████████ does not want retribution does not want to go forward with the complaint.



RECEIVED
By Janet Farrell at 6:54 pm, Jan 16, 2024

Early Leasing and Right to Renew Complaint Form

Sections 8:530 and 8:531 of Ann Arbor City Code Chapter 105

City of Ann Arbor Rental Housing Services | (734) 794-6264 Opt. 1 | rentalhousing@a2gov.org
<https://www.a2gov.org/departments/build-rent-inspect/housing/Pages/Filing-Complaints.aspx>

Contact Information (Must be filled out completely)

Rental Unit Address (include apt or lot #) _____

Tenant/Complainant Name _____

Mailing Address _____

Phone Number _____

Property Owner/Agent Name: Millcreek Townhomes/Village Green Communities

Mailing Address: 3180 Chelsea Circle Ann Arbor Mi 48108

Phone Number: 734-821-5415 Email: KHartmann@villagegreen.com

Complaint Information

Lease Start Date: April 1st 2023 End Date: April 1st 2024 (copy of lease may be required)

Was the rental unit leased to another tenant: Yes _____ date (if known) _____ No

Did owner/agent provide notice with terms of a successive lease by email and personal delivery/US Mail?
Yes _____ No

Did the notice contain the names of the parties, lease term, rental unit address, and amount of rent?
Yes _____ No

Did the owner/agent provide a deadline to renew by? Yes _____ Date: _____ No

Did the owner/agent provide the Rights and Duties of Tenants booklet? Yes _____ No

Additional Details of the complaint:

Please see attached word document text is getting smaller and smaller here as I type.

Please attach additional pages and/or any related correspondence (emails, letters) you received from the owner/agent.

Signature: _____

Date: 1-16-2024

Hi Janet,

Thank you for all of your help on the phone last week. I had intended on getting this to you no later than Friday, but some things came up in our household. We have been renting here in the same unit at [REDACTED]. During our first year the office contacted us and told us they'd like to offer us a better lease renewal time period and where our lease would have ended in December of 2021 it went out to April 2021. We had no idea that is actually one of the most expensive times of the year to renew and when we got our renewal offer for 2021-2022 it jumped up over \$300.00. We have suffered because of this each year at renewal time.

We would have submitted this complaint form last year, as they were in violation not providing us with a renewal offer until 1-15-2023 leaving us with only 45 days to try and relocate which we could not. This year is the same. We have had a huge amount of maintenance concerns neglected that we have been trying to get squared away since we moved in in 2020, and have been asking the office if they can please let us have our current rate renewal with no increase consider, and have asked can we please renew "early" meaning prior to the standard 45 day window they have given us each year. We have been told no every time. I can provide emails if needed.

Last year we were told no, as well as this year. Rental/renewal rates were in the \$1300-\$1500 dollar range for a 15 month lease last month (December 2023) when I last asked our property manager if we could renew then at those rates at a 15 month lease. Her name is [REDACTED]. We were told that was impossible. As of today those rental and renewal rates have jumped to the \$1,700-\$2,000 range for the same units at a 15 month lease. Interestingly enough We had a community wide email about those who have April renewals, where management was asking how many people "thought, they would be staying/renewing." This was sent out last week without any renewal offer. I was also told the lower our inventory is here, the higher the renewal rates will be. Thus the community is far past their early right to renew window, and also seems like they are getting numbers in place before offering renewals so they will be higher based off what other tenants, "might do."

We still have not received a renewal offer as of today 1/16/2024 and we are past even a 45 day window for a notice. We have no reason to believe there is just cause for this, and our office hasn't told us we cannot renew. If we cannot afford this renewal offer they spring on us with less than 45 days to plan My [REDACTED] relocate financially, or even time wise. I have worked for [REDACTED], we are quiet respectful tenants, who always pay our rent on time and truly do need to be able to stay, as we cannot take on a move at this time. Please let me know if you need any additional information you may need. Thank you so much

[REDACTED]

[REDACTED]

[REDACTED]

Report of ELO/RTR Violations in Energov (STREAM)

Code Case Number: HCODE24- [REDACTED]

Address: [REDACTED]

Ann Arbor, MI 48103

Opened Date: 1/29/2024

Closed Date: 3/14/2024

Code Description from Energov (Internal STREAM): Early Leasing Ordinance Complaint - Short notice. UPDATE - Ticket written Case No2024-[REDACTED] Adjudicated and case closed, Property now has rental compliance and tenant has reached an agreement with landlord to move out CASE MAY BE CLOSED AND INVO

Code Description Provided by Pete Held (none if blank): [REDACTED] ticket written - the tenant and landlord have worked out an agreement and the ticket that was written has been through the court cycle.



Early Leasing and Right to Renew Complaint Form

Sections 8:530 and 8:531 of Ann Arbor City Code Chapter 105

City of Ann Arbor Rental Housing Services | (734) 794-6264 Opt. 1 | rentalhousing@a2gov.org

<https://www.a2gov.org/departments/build-rent-inspect/housing/Pages/Filing-Complaints.aspx>

Contact Information (Must be filled out completely)

Rental Unit Address (include apt or lot #): _____

Tenant/Complainant Name: _____

Mailing Address: _____

Phone Number: _____ Email: _____

Property Owner/Agent Name: _____

Mailing Address: _____

Phone Number: _____ Email: _____

Complaint Information

Lease Start Date: _____ End Date: _____ (copy of lease may be required)

Was the rental unit leased to another tenant: Yes _____ date (if known) _____ No _____

Did owner/agent provide notice with terms of a successive lease by email and personal delivery/US Mail?

Yes _____ No _____

Did the notice contain the names of the parties, lease term, rental unit address, and amount of rent?

Yes _____ No _____

Did the owner/agent provide a deadline to renew by? Yes _____ Date: _____ No _____

Did the owner/agent provide the Rights and Duties of Tenants booklet? Yes _____ No _____

Additional Details of the complaint:

Please attach additional pages and/or any related correspondence (emails, letters) you received from the owner/agent.

Signature _____

Date _____

Report of ELO/RTR Violations in Energov (STREAM)

Code Case Number: HCODE24 [REDACTED]

Address: [REDACTED]

Ann Arbor, MI 48104

Opened Date: 2/13/2024

Closed Date: 5/1/2024

Code Description from Energov (Internal STREAM): Early Leasing Ordinance Violation for late notice and pressure, Code complaint may be closed as tenant moving to a new home outside of Ann Arbor and will no longer lease with agent, and does not wish to pursue complaint.

Code Description Provided by Pete Held (none if blank):



Early Leasing and Right to Renew Complaint Form

Sections 8:530 and 8:531 of Ann Arbor City Code Chapter 105

City of Ann Arbor Rental Housing Services | (734) 794-6264 Opt. 1 | rentalhousing@a2gov.org
<https://www.a2gov.org/departments/build-rent-inspect/housing/Pages/Filing-Complaints.aspx>

Contact Information (Must be filled out completely)

Rental Unit Address (include apt or lot #):

Tenant/Comp

Mailing Address

Phone Number

Property Owner/Agent Name: Pamela Green

Mailing Address: ~~PGreen@ctresi.com~~ 2082 Michelson Dr, 3rd Floor, Irvine CA 92612

Phone Number: 734-822-1389 Email: PGreen@ctresi

Complaint Information

Lease Start Date: April 2024 End Date: April 2025 (copy of lease may be required)

Was the rental unit leased to another tenant: Yes _____ date (if known) _____ No

Did owner/agent provide notice with terms of a successive lease by email and personal delivery/US Mail?

Yes No _____

Did the notice contain the names of the parties, lease term, rental unit address, and amount of rent?

Yes No _____

Did the owner/agent provide a deadline to renew by? Yes Date: _____ No _____

Did the owner/agent provide the Rights and Duties of Tenants booklet? Yes _____ No

Additional Details of the complaint:

~~Sent a lease g~~ Ivanhoe Apartments sent me a renewal lease less than 6 months (renewal sent Jan 31st 2024, lease ends April 30th 2024.

Ivanhoe Apartments is forcing me to buy their renters insurance instead of choosing my own renters insurance.

Please attach additional pages and/or any related correspondence (emails, letters) you received from the owner/agent.



2/13/2024
Date

Report of ELO/RTR Violations in Energov (STREAM)

Code Case Number: HCODE24 [REDACTED]

Address: [REDACTED]

Ann Arbor, MI 48104

Opened Date: 2/21/2024

Closed Date: 3/6/2024

Code Description from Energov (Internal STREAM): Lease ordinance violation UPDATE - THE LEASES ARE 6 MOS LEASES NOT SUBJECT TO 8:530

Code Description Provided by Pete Held (none if blank):



RECEIVED

By Janet Farrell at 1:39 pm, Feb 21, 2024

Early Leasing and Right to Renew Complaint Form

Sections 8:530 and 8:531 of Ann Arbor City Code Chapter 105

City of Ann Arbor Rental Housing Services | (734) 794-6264 Opt. 1 | rentalhousing@a2gov.org

<https://www.a2gov.org/departments/build-rent-inspect/housing/Pages/Filing-Complaints.aspx>

Contact Information (Must be filled out completely)

Rental Unit Address (include apt or lot #): [REDACTED]

Tenant/Complainant Name: [REDACTED]

Mailing Address: [REDACTED]

Phone Number: [REDACTED]

Property Owner/Agent Name: Allmand Properties

Mailing Address: 817 McKinley Ave, Ann Arbor, MI, 48104

Phone Number: 734 973 7368 Email: office@allmandproperties.com

Complaint Information

Lease Start Date: 8/26/2023 End Date: 8/16/2023 (copy of lease may be required)

Was the rental unit leased to another tenant: Yes Yes date (if known) n/a No _____

Did owner/agent provide notice with terms of a successive lease by email and personal delivery/US Mail? Yes x No _____

Did the notice contain the names of the parties, lease term, rental unit address, and amount of rent? Yes x No _____

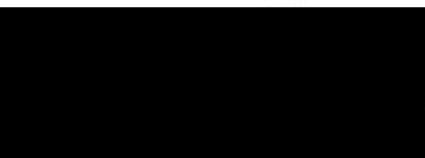
Did the owner/agent provide a deadline to renew by? Yes x Date: September 24th No _____

Did the owner/agent provide the Rights and Duties of Tenants booklet? Yes x No _____

Additional Details of the complaint:

Our landlord had us sign two leases, each for six months. We didn't think much of this at the time but it meant that they did not have to comply with the new right to renew laws. Our first notice to renew was September 24th, the second on November 1st. After that they would implement a waitlist system. I called my landlord to say that we needed more time around November. I called this Monday to let them know we were interested, and found out that they rented the apartment from under us. From my understanding of the new laws, we should have had until March.

Please attach additional pages and/or any related correspondence (emails, letters) you received from the owner/agent.



February 20th, 2024
Date

Report of ELO/RTR Violations in Energov (STREAM)

Code Case Number: HCODE24-██████

Address: ████████████████████

Ann Arbor, MI 48104

Opened Date: 2/22/2024

Closed Date: 3/13/2024

Code Description from Energov (Internal STREAM): Leasing ordinance violation - late notice and leased to another tenant UPDATE - The complainant and landlord have worked out an agreement and complainant withdrew complaint

Code Description Provided by Pete Held (none if blank): ████████████████████ – Due to violation warning from us, landlord negotiated a new lease with the complainant. Landlord (small time family business) was only peripherally aware of details surrounding right to renew and once ██████ saw the financial penalties that could accrue she redoubled her efforts to renew with the complainant. An additional factor in this case is that there were 3 people on the current lease and one of the tenants had been slow to pay or no pay. For the lease renewal this problem tenant will not be renewing and the complainant will find a replacement tenant. Tenant formally cancelled their complaint after obtaining new lease and no further enforcement action is anticipated.



Early Leasing and Right to Renew Complaint Form

Sections 8:530 and 8:531 of Ann Arbor City Code Chapter 105

City of Ann Arbor Rental Housing Services | (734) 794-6264 Opt. 1 | rentalhousing@a2gov.org

<https://www.a2gov.org/departments/build-rent-inspect/housing/Pages/Filing-Complaints.aspx>

Contact Information (Must be filled out completely)

Rental Unit Address (include apt or lot #): [Redacted]

Tenant/Complainant: [Redacted]

Mailing Address: [Redacted]

Phone Number: [Redacted]

Property Owner/Agent Name: Falguni Raval

Mailing Address: [Redacted]

Phone Number: 248-464-8584 Email: mgobluerentals.com

Complaint Information

Lease Start Date: August 21, 2023 End Date: August 15, 2024 (copy of lease may be required)

Was the rental unit leased to another tenant: Yes date (if known) _____ No

Did owner/agent provide notice with terms of a successive lease by email and personal delivery/US Mail? Yes No

Did the notice contain the names of the parties, lease term, rental unit address, and amount of rent? Yes No

Did the owner/agent provide a deadline to renew by? Yes Date: _____ No

Did the owner/agent provide the Rights and Duties of Tenants booklet? Yes No

Additional Details of the complaint:

When my landlord initially notified me that they were beginning to lease for the 2024-2025 leasing period, I had told them I was unsure if I would lease again, and I asked to be given a deadline. I was never given a deadline. When I texted my landlord via messages, telling them I planned on renewing the lease, and asking for a deadline, they outright ignored me. I called my landlord on Feb. 9 and was told the space was not available. My apartment was then shown to prospective tenants on Feb. 17. I emailed them later to see if the space reopened; they said no.

Please attach additional pages and/or any related correspondence (emails, letters) you received from the owner/agent.



February 21, 2024
Date

Report of ELO/RTR Violations in Energov (STREAM)

Code Case Number: HCODE [REDACTED]

Address: [REDACTED]

Ann Arbor, MI 48105

Opened Date: 3/1/2024

Closed Date:

Code Description from Energov (Internal STREAM): Lease ordinance violation

Code Description Provided by Pete Held (none if blank): [REDACTED] – this complaint revealed an unregistered rental. A ticket for 8:530 and 8:531 has been written. A violation ticket for renting without a certificate 8:516 and failure to register 8:517 has also been written. Court hearing is pending.



Early Leasing and Right to Renew Complaint Form

Sections 8:530 and 8:531 of Ann Arbor City Code Chapter 105

City of Ann Arbor Rental Housing Services | (734) 794-6264 Opt. 1 | rentalhousing@a2gov.org

<https://www.a2gov.org/departments/build-rent-inspect/housing/Pages/Filing-Complaints.aspx>

Section 1: Contact Information

This section must be filled out completely.

Address of Rental Unit (include apt or lot #): [REDACTED]

Tenant/Complainant Name: [REDACTED]

Phone Number: [REDACTED]

Property Owner/Agent Name: Peeyush Patel and Nureen Patel

Mailing Address: 3200 Parkwood Blvd., Apt. 913, Plano, TX 75093

Phone Number: 734-389-5994 Email: nureen.newaz@gmail.com

Section 2: Complaint Information

Please attach any related correspondence (emails, letters, texts) received from the owner/agent.

Lease Start Date: 4/1/23 Lease End Date: 6/30/24 (copy of lease may be required)

Was the rental unit leased to another tenant? Yes _____ Date (if known): _____ No

Did owner/agent provide notice of a successive lease by email & personal delivery/U.S. Mail?

Yes _____ Date (if known): _____ No

Did the notices contain the names of the parties, lease term, rental unit address, and amount of rent?

Yes _____ No

Did the owner/agent provide a deadline to renew by? Yes _____ Deadline: _____ No

Did the owner/agent provide a *Rights and Duties of Tenants* booklet? Yes _____ No

Please provide any additional details below. Attach additional sheets if necessary.

I have not received any coorespondence from my landlord concerning a renewal offer.

Signature [REDACTED] Date: 2/21/24

Report of ELO/RTR Violations in Energov (STREAM)

Code Case Number: HCODE24-██████

Address: ██████████

Ann Arbor, MI 48104

Opened Date: 3/4/2024

Closed Date: 5/1/2024

Code Description from Energov (Internal STREAM): Possible Lease Ordinance Violation. UPDATE - Tenant did not follow up with inspector or attorney as necessary. Case may be closed. Case will be invoiced.

Code Description Provided by Pete Held (none if blank): ██████████ – the landlord sent notice that they would not be renting the unit for the term immediately following the present lease but the notice was before 240 days prior to lease end and then after 150 days prior to lease end. We have a signed letter from the landlord that they will not lease this property (due to renovation). There were several notices sent during the correct time window that invited the present tenants to renew their lease (which was in conflict with the notice that the lease would not be renewed), which makes this case more difficult. No further enforcement is anticipated.



Early Leasing and Right to Renew Complaint Form

Sections 8:530 and 8:531 of Ann Arbor City Code Chapter 105
City of Ann Arbor Rental Housing Services | (734) 794-6264 Opt. 1 | rentalhousing@a2gov.org
<https://www.a2gov.org/departments/build-rent-inspect/housing/Pages/Filing-Complaints.aspx>

Contact Information (Must be filled out completely)

Rental Unit Address (include apt or lot #):

Tenant/Complainant Name:

Mailing Address:

Phone Number:

Property Owner/Agent Name: Michigan Rentals, Heather Stevenson

Mailing Address: 428 S 1st street, Ann Arbor, MI 48103

Phone Number: 989-220-9969 Email: 2Michiganrental@gmail.com

Complaint Information

Lease Start Date: 08/12/2023 End Date: 08/09/2024 (copy of lease may be required)

Was the rental unit leased to another tenant: Yes _____ date (if known) _____ No X

Did owner/agent provide notice with terms of a successive lease by email and personal delivery/US Mail?
Yes X No _____

Did the notice contain the names of the parties, lease term, rental unit address, and amount of rent?
Yes _____ No X

Did the owner/agent provide a deadline to renew by? Yes X Date: 03/12/2024 No _____

Did the owner/agent provide the Rights and Duties of Tenants booklet? Yes _____ No X

Additional Details of the complaint:

Our renewal offer was revoked on 03/01/2024 because Michigan Rental decided to make renovations to the house over this upcoming summer, they are calling this a "change of use", and using this to say that they do not have to honor their previous agreement.

Please attach additional pages and/or any related correspondence (emails, letters) you received from the owner/agent.

03/02/2024
Date

Report of ELO/RTR Violations in Energov (STREAM)

Code Case Number: HCODE24-██████

Address: ██████████

Ann Arbor, MI 48103

Opened Date: 4/10/2024

Closed Date:

Code Description from Energov (Internal STREAM): Lease ordinance violation; e-mailed docs to Pete, will discuss possible RTR violation (lack of notice; no just cause from LL given)

Code Description Provided by Pete Held (none if blank): ██████████ Violation of 8:530 and 8:531. Notice of Complaint was sent giving owners until yesterday to respond. No valid response has been sent so a violation ticket for both code sections will be written tomorrow.



Early Leasing and Right to Renew Complaint Form

Sections 8:530 and 8:531 of Ann Arbor City Code Chapter 105

City of Ann Arbor Rental Housing Services | (734) 794-6264 Opt. 1 | rentalhousing@a2gov.org
<https://www.a2gov.org/departments/build-rent-inspect/housing/Pages/Filing-Complaints.aspx>

Contact Information (Must be filled out completely)

Rental Unit Address (include apt or lot #): [REDACTED]

Tenant/Complainant: [REDACTED]

Mailing Address: [REDACTED]

Phone Number: [REDACTED]

Property Owner/Agent Name: Joseph Klosterman

Mailing Address: 1130 Birk Ave. Ann Arbor, MI 48103

Phone Number: 734-552-2980 Email: unknown

Complaint Information

Lease Start Date: June 1, 2023 End Date: May 31, 2024 (copy of lease may be required)

Was the rental unit leased to another tenant: Yes _____ date (if known) Unknown No _____

Did owner/agent provide notice with terms of a successive lease by email and personal delivery/US Mail?
Yes _____ No NO

Did the notice contain the names of the parties, lease term, rental unit address, and amount of rent?
Yes _____ No NO

Did the owner/agent provide a deadline to renew by? Yes _____ Date: _____ No NO

Did the owner/agent provide the Rights and Duties of Tenants booklet? Yes _____ No NO

Additional Details of the complaint:

I have rented this home from this Landlord for 4 years. My lease had renewed seamlessly each year with no problems or complaints from landlord. On March 7th an unfortunate sewage backup flooded the basement. I reported the flood to landlord immediately. On Saturday April 6th the landlord told be I had to vacate next month as he was electing not to lease to me again. There was no reason given. I have been a near perfect tentant current rent and bills. I have never complained or asked for repairs until the sewer flooded the basement last month. Landlord said he can do whatever he wants.

Please attach additional pages and/or any related correspondence (emails, letters) you received from the owner/agent.

[REDACTED]

4/9/24
Date

Report of ELO/RTR Violations in Energov (STREAM)

Code Case Number: HCODE24 [REDACTED]

Address: [REDACTED]

Ann Arbor, MI 48103

Opened Date: 4/11/2024

Closed Date:

Code Description from Energov (Internal STREAM): Lease ordinance violation; discussed potential violation w J Farrell and e-mailed docs to Pete.

Code Description Provided by Pete Held (none if blank): [REDACTED] - Violation of 8:530 and 8:531. Notice of Complaint was sent giving agent until today to respond. No valid response has been sent so a violation ticket for both code sections will be written tomorrow.



Early Leasing and Right to Renew Complaint Form

Sections 8:530 and 8:531 of Ann Arbor City Code Chapter 105

City of Ann Arbor Rental Housing Services | (734) 794-6264 Opt. 1 | rentalhousing@a2gov.org

<https://www.a2gov.org/departments/build-rent-inspect/housing/Pages/Filing-Complaints.aspx>

Contact Information (Must be filled out completely)

Rental Unit Address (include apt or lot #): [REDACTED]

Tenant: [REDACTED]

[REDACTED]

[REDACTED]

Property Owner/Agent Name: _____

Mailing Address: _____

Phone Number: _____ Email: _____

Complaint Information

Lease Start Date: _____ End Date: _____ (copy of lease may be required)

Was the rental unit leased to another tenant: Yes _____ date (if known) _____ No _____

Did owner/agent provide notice with terms of a successive lease by email and personal delivery/US Mail?

Yes _____ No _____

Did the notice contain the names of the parties, lease term, rental unit address, and amount of rent?

Yes _____ No _____

Did the owner/agent provide a deadline to renew by? Yes _____ Date: _____ No _____

Did the owner/agent provide the Rights and Duties of Tenants booklet? Yes _____ No _____

Additional Details of the complaint:

Please attach additional pages and/or any related correspondence (emails, letters) you received from the owner/agent.

[REDACTED]

_____ Date

Report of ELO/RTR Violations in Energov (STREAM)

Code Case Number: HCODE24- [REDACTED]

Address: [REDACTED]

Ann Arbor, MI 48104

Opened Date: 4/11/2024

Closed Date: 4/29/2024

Code Description from Energov (Internal STREAM): UPDATE - it was found through email correspondence during the investigative phase of this case that the tenants have not moved into this unit yet and that the lease presented for complaint is not a renewal lease. No ordinance applies to the tenant complai

Code Description Provided by Pete Held (none if blank):



Early Leasing and Right to Renew Complaint Form

Sections 8:530 and 8:531 of Ann Arbor City Code Chapter 105

City of Ann Arbor Rental Housing Services | (734) 794-6264 Opt. 1 | rentalhousing@a2gov.org
<https://www.a2gov.org/departments/build-rent-inspect/housing/Pages/Filing-Complaints.aspx>

Contact Information (Must be filled out completely)

Rental Unit Address (include apt or lot #): [Redacted]
[Redacted]
[Redacted]
[Redacted]

Property Owner/Agent Name: Michigan Rental
Mailing Address: 428 S First St, Apt 1, Ann Arbor, MI 48103
Phone Number: (989) 220-9969 Email: zmichiganrental@gmail.com

Complaint Information

Lease Start Date: 8/15/2024 End Date: 8/5/2025 (copy of lease may be required)

Was the rental unit leased to another tenant: Yes _____ date (if known) _____ No (N/A)

Did owner/agent provide notice with terms of a successive lease by email and personal delivery/US Mail?
Yes _____ No (N/A)

Did the notice contain the names of the parties, lease term, rental unit address, and amount of rent?
Yes _____ No (N/A)

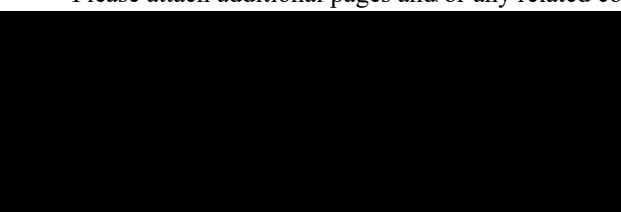
Did the owner/agent provide a deadline to renew by? Yes _____ Date: _____ No (N/A)

Did the owner/agent provide the Rights and Duties of Tenants booklet? Yes No _____

Additional Details of the complaint:

After signing the lease for this 2024-2025 period, the landlord informed us that the rental unit will undergo renovations beginning 5/6/25 and thus requested that we either agree to edit the lease to end at this date or void the lease altogether. We do not want to amend the lease to this new end date as we will still require housing in Ann Arbor after 5/6/25, and we do not wish to void the lease altogether as this late in the lease-signing period, there are not many options remaining, especially within our desired price range.

Please attach additional pages and/or any related correspondence (emails, letters) you received from the owner/agent.



April 11, 2024
Date

Report of ELO/RTR Violations in Energov (STREAM)

Code Case Number: [REDACTED]

Address: [REDACTED]

Ann Arbor, MI 48104

Opened Date: 4/17/2024

Closed Date:

Code Description from Energov (Internal STREAM): Lease ordinance complaint

Code Description Provided by Pete Held (none if blank): [REDACTED] Violation of 8:530 and 8:531. Notice of Complaint sent 04/22/24 with violation tickets to be written most likely 05/06 unless agent is able to provide evidence of compliance.



Early Leasing and Right to Renew Complaint Form

Sections 8:530 and 8:531 of Ann Arbor City Code Chapter 105

City of Ann Arbor Rental Housing Services | (734) 794-6264 Opt. 1 | rentalhousing@a2gov.org

<https://www.a2gov.org/departments/build-rent-inspect/housing/Pages/Filing-Complaints.aspx>

Contact Information (Must be filled out completely)

Rental Unit Address (include apt or lot #): [REDACTED]

Tenant/Complainant Name: [REDACTED]

Property Owner/Agent Name: David Hislop/Chuck Mifsud, Prime Property Management and Real Estate Services

Mailing Address: 213 W Liberty St, Ann Arbor, MI, 48104, Ste 300

Phone Number: 723-441-2052

Email: Chuckmifsud@prime-mi.com

Complaint Information

Lease Start Date: 08/10/2023 End Date: 06/30/2024 (copy of lease may be required)

Was the rental unit leased to another tenant: Yes _____ date (if known) _____ No

Did owner/agent provide notice with terms of a successive lease by email and personal delivery/US Mail?

Yes No _____

Did the notice contain the names of the parties, lease term, rental unit address, and amount of rent?

Yes No _____

Did the owner/agent provide a deadline to renew by? Yes _____ Date: _____ No

Did the owner/agent provide the Rights and Duties of Tenants booklet? Yes No _____

Additional Details of the complaint:

On December 19th, I was offered a lease renewal with no rent increase. I accepted this offer on December 20th, and was told I would receive the new lease within the month. On March 6th my roommate followed up about the lease. We were told they were just waiting on something from the landlord and we would have the lease soon. Instead, on April 11th we were told the unit would no longer be leased to us -- barely 2 months before the end of the current lease.

Please attach additional pages and/or any related correspondence (emails, letters) you received from the owner/agent.

[REDACTED]
Signature

04/16/2024
Date

Report of ELO/RTR Violations in Energov (STREAM)

Code Case Number: HCODE24 [REDACTED]

Address: [REDACTED]

Ann Arbor, MI 48104

Opened Date: 4/26/2024

Closed Date: 4/26/2024

Code Description from Energov (Internal STREAM): Lease ordinance/right-to-renew subleases don't apply to the ordinance. Also, this was only a 7-month lease which also doesn't apply. (discussed with legal)

Code Description Provided by Pete Held (none if blank):



Planning & Development Services Rental Housing
301 East Huron Street, PO Box 8647
Ann Arbor, MI 48107-8647
Tel: (734) 794-6264 Fa x: (734) 994-8460
Email: rentalhousing@a2gov.org

City of Ann Arbor Tenant Resources Website:
<https://www.a2gov.org/departments/build-rent-inspect/housing/Pages/Filing-Complaints.aspx>

LEASING ORDINANCE COMPLAINT

(See Section 8:530 in Chapter 105 Ann Arbor Housing Code)

NOTE: This form must be filled in completely

Address / Property Location (include apt or lot #):



Tenant / Complainant Name:



Mailing Address:



Phone Number:



Property Owner/ Agent Name: Cappo-Deinco Properties

Mailing Address: 318 E. Jefferson Unit 6

Phone Number: 734 996 1991

Email: cappomanagement@gmail.com

Date lease began: 1/24/24 Through: 8/24/24 (copy of lease may be required)

Name of person showing or leasing premises to another party: Suzanne

Tenant's Rights and Duties Booklet Received? Yes No

Date landlord/agent entered to show the premises:

Date premises leased to another tenant: 4/20/24 (or thereabouts, exact date unknown)

Other leasing ordinance complaint: I am a subtenant who was offered the opportunity to renew my lease under the Ann Arbor Right to Renew Ordinance (Housing Code §8:531) by property manager during an (unnannounced) entering in February. I have repeatedly asked management company for lease information and applied through their online portal, and am now being told the unit is "unavailable". I am still interested in renewing lease.



4/22/24

Date

RECEIVED

By Janet Farrell at 6:08 pm, Apr 23, 2024

Report of ELO/RTR Violations in Energov (STREAM)

Code Case Number: HCODE24 [REDACTED]

Address: [REDACTED]

Ann Arbor, MI 48104

Opened Date: 5/1/2024

Closed Date:

Code Description from Energov (Internal STREAM): ELO/RTR violation

Code Description Provided by Pete Held (none if blank):



Early Leasing and Right to Renew Complaint Form

Sections 8:530 and 8:531 of Ann Arbor City Code Chapter 105

City of Ann Arbor Rental Housing Services | (734) 794-6264 Opt. 1 | rentalhousing@a2gov.org
<https://www.a2gov.org/departments/build-rent-inspect/housing/Pages/Filing-Complaints.aspx>

Contact Information (Must be filled out completely)

Rental Unit Address (include apt or lot #): [REDACTED]
[REDACTED]
[REDACTED]

Phone [REDACTED]

Property Owner/Agent Name: Friedman Real Estate (Community Manager: Laura A. Riss)

Mailing Address: 2502 Packard Street, Ann Arbor, MI 48104

Phone Number: (734) 418-0433 Email: Laura.Riss@freg.com

Complaint Information

Lease Start Date: 06/03/2023 End Date: 06/02/2024 (copy of lease may be required)

Was the rental unit leased to another tenant: Yes _____ date (if known) _____ No X

Did owner/agent provide notice with terms of a successive lease by email and personal delivery/US Mail?
Yes _____ No X

Did the notice contain the names of the parties, lease term, rental unit address, and amount of rent?
Yes X No _____

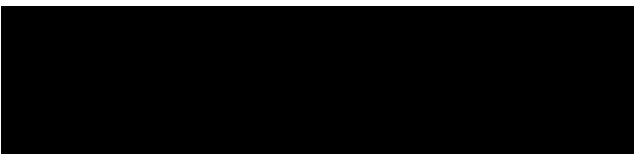
Did the owner/agent provide a deadline to renew by? Yes X Date: 03/01/2024 No _____

Did the owner/agent provide the Rights and Duties of Tenants booklet? Yes _____ No X

Additional Details of the complaint:

We emailed landlord inquiring about lease renewal options on 12/12/2023 and again on 01/03/2024 after no response. We received an informal offer via email on 01/11/2024. We received formal renewal offer letter via personal delivery on 01/26/2024 and received phone call informing tenants that renewal offer is also available online via resident portal and to inform landlord of decision by 03/01/2024. The formal renewal offer was not sent via email and all of the offers (formal and informal) were sent beyond the date marking 180 days prior to the current lease expiration date. [REDACTED] reached out to University of Michigan legal services and was advised by attorney to submit complaint form to the city regarding situation.

Please attach additional pages and/or any related correspondence (emails, letters) you received from the owner/agent.



02/28/2024
Date

Report of ELO/RTR Violations in Energov (STREAM)

Code Case Number: HCODE24- [REDACTED]

Address: [REDACTED]

Ann Arbor, MI 48104

Opened Date: 5/6/2024

Closed Date:

Code Description from Energov (Internal STREAM): Possible lease ordinance violation

Code Description Provided by Pete Held (none if blank):



Planning & Development Services Rental Housing
 301 East Huron Street, PO Box 8647
 Ann Arbor, MI 48107-8647
 Tel: (734) 794-6264 Fax: (734) 994-8460
 Email: rentalhousing@a2gov.org

City of Ann Arbor Tenant Resources Website:
<https://www.a2gov.org/departments/build-rent-inspect/housing/Pages/Filing-Complaints.aspx>

LEASING ORDINANCE COMPLAINT

(See Section 8:530 in Chapter 105 Ann Arbor Housing Code)

NOTE: This form must be filled in completely



Property Owner/ Agent Name: Ellise Bright-Vick

Mailing Address: 1531 Pine Valley Blvd

Phone Number: 2486924924 Email: EBright-Vick@rtresi.com

Date lease began: 08/03/23 Through: 07/31/24 (copy of lease may be required)

Name of person showing or leasing premises to another party: _____

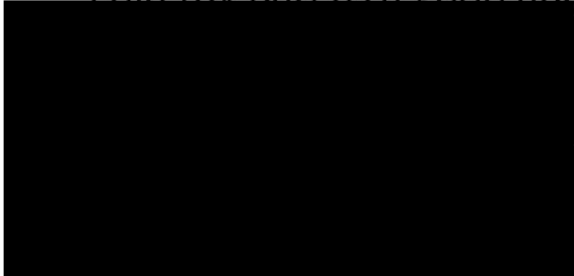
Tenant's Rights and Duties Booklet Received? Yes No

Date landlord/agent entered to show the premises: _____

Date premises leased to another tenant: _____

Other leasing ordinance complaint: Did not provide lease renewal by 180 days. Said they will not renew on phone to me. I did nothing wrong.

This is retaliation for reporting multiple issues with my apartment & bldg. that maintenance wouldn't do or fix correctly the first time leading to sewage back up. On multiple occasions. Issues with doors, theft, cold air seeping in. I did my part as a good and honest resident and reported unfixed issues to city.



05/03/24
Date