

-----Original Message-----

From: Ken Land

Sent: Friday, December 2, 2022 3:42 PM

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

Subject: lease legislation

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.

Dear Renters Commission,

Most of the following can easily be fixed.

- These recently passed leasing ordinances hurt renter/landlord relationships by building in acrimony, degrading the quality of life for renters and landlords.

- For each renter who delays making up their mind to renew or not, another renter is blocked from renting an apartment. This is an example of “robbing Peter to pay Paul” the net outcome of which degrades the rental market place.

- Renters now have a “new expectation” (language of a council person). They expect to be put on a waiting list instead of renting an apartment, with great uncertainty about where they are going to live. This is harmful to everyone.

- Incumbent renter is rewarded for procrastination and incoming tenant is punished for being industrious. This degrades the rental ecology.

- Conversation between me and renter before and after recent leasing legislation:

Before:

Renter: Hi Ken. Say, this refrigerator is very old and it is costing me \$35 per month to run it. Could you find something more efficient for me?

Me: Sure thing. You've been a great tenant. I'll find an Energy Star unit for you no problem. Cost is on me (\$1200).

After:

Renter: Hi Ken. Say, this refrigerator is very old and it is costing me \$35 per month to run it. Could you find something more efficient for me?

Me: That refrigerator came with the apartment. Nothing in the lease says anything about replacement unless it stops keeping your food cold.

Ken Land, agent
Ken's Properties, LLC
342 South Ashley Street
Ann Arbor, MI 48104