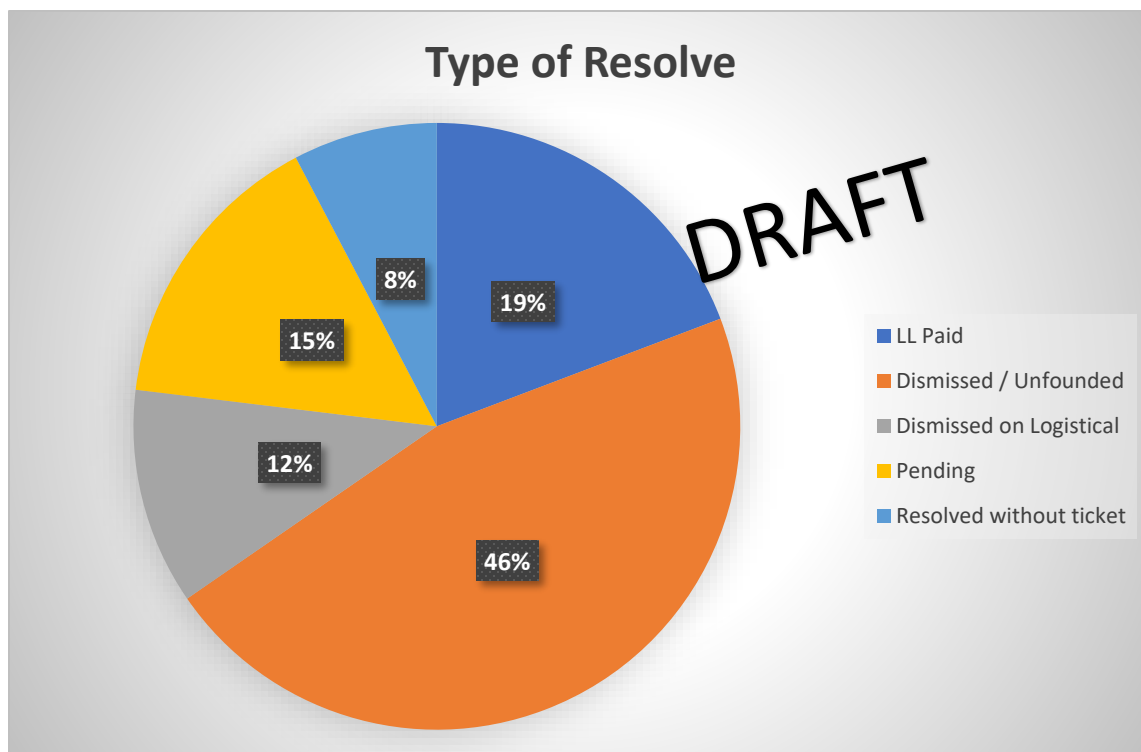
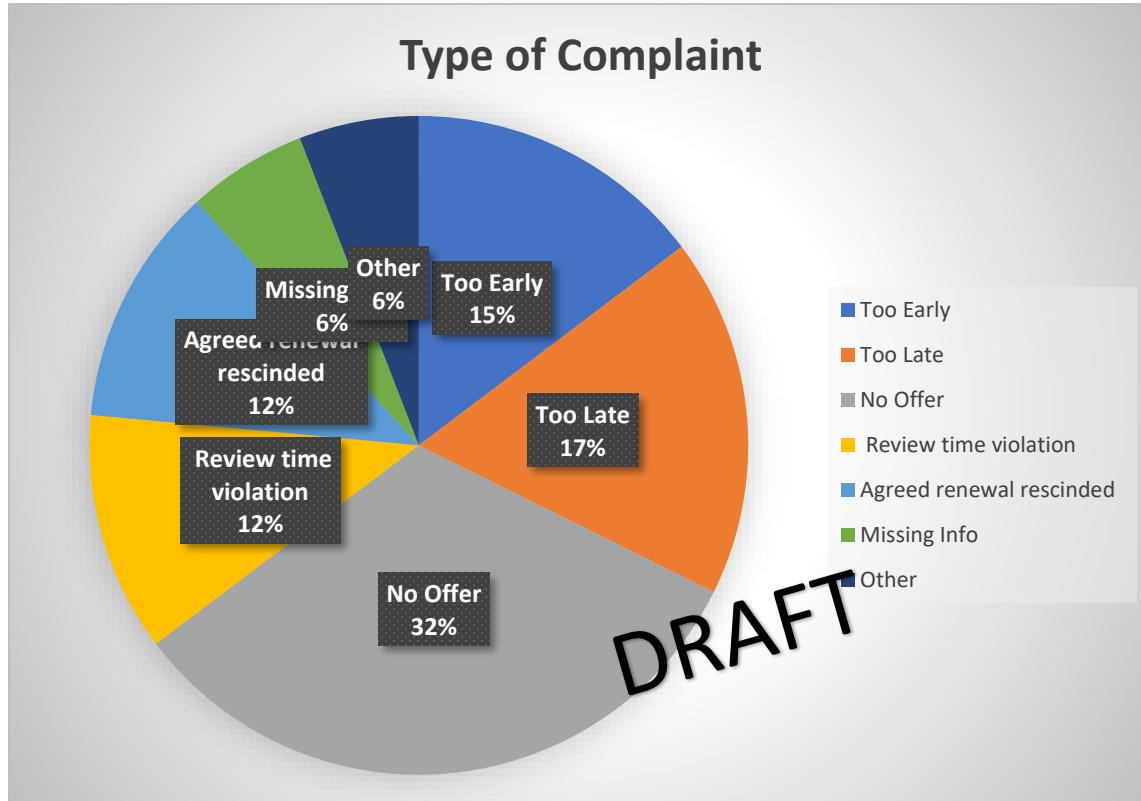


Report of ELO/RTR Code Cases from Stream Including Redacted Complaint Form

Below: DRAFT Charts for Type of Complaint and Complaint Outcome



Chapter 105 Section 8:530 Code Case Report: 2024-Present

Code Number: HCODE24 [REDACTED]

Open Date: 1/8/2024

Close Date: 5/1/2024

Status: Closed - Unfounded

Description: ELO complaint CODE CASE MAY BE CLOSED DUE TO INACTIVITY



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 (include apt or lot #): [REDACTED]

Tenant/Complainant Name: [REDACTED]

Mailing Address: [REDACTED]

Phone Number: [REDACTED] Email: [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

Chapter 105 Section 8:530 Code Case Report: 2024-Present

Code Number: HCODE24[REDACTED]

Open Date: 1/16/2024

Close Date: 3/5/2024

Status: Closed - Resolved

Description: 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



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)

[Redacted contact information]

Property Owner/Agent Name: _____

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 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 _____ No X

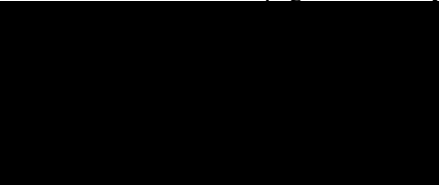
Did the owner/agent provide a deadline to renew by? Yes _____ Date: _____ No X

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

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.



1-16-2024
Date

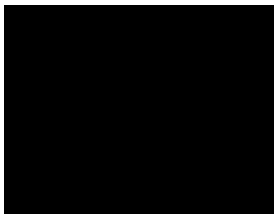
Hi Janet,

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 Millcreek for 3 years. 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 wife, who is pregnant, myself, and our 3 and a half year old daughter will be stranded, and unable to relocate financially, or even time wise. I have worked for Washtenaw County Government for 10 years, 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



Chapter 105 Section 8:530 Code Case Report: 2024-Present

Code Number: HCODE24[REDACTED]

Open Date: 2/13/2024

Close Date: 5/1/2024

Status: Closed - Resolved

Description: 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.

Chapter 105 Section 8:530 Code Case Report: 2024-Present

Code Number: HCODE24-[REDACTED]

Open Date: 2/21/2024

Close Date: 3/6/2024

Status: Closed - Unfounded

Description: Lease ordinance violation UPDATE - THE LEASES ARE 6 MOS LEASES NOT SUBJECT TO 8:530



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)

Property Owner/Agent Name: _____

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 _____

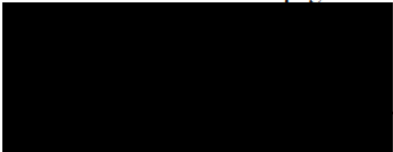
Did the owner/agent provide a deadline to renew by? Yes x Date: September 24th No _____

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

Chapter 105 Section 8:530 Code Case Report: 2024-Present

Code Number: HCODE24[REDACTED]

Open Date: 2/22/2024

Close Date: 3/13/2024

Status: Closed - Resolved

Description: Leasing ordinance violation - late notice and leased to another tenant UPDATE -
The complainant and landlord have worked out an agreement and complainant withdrew complaint



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 _____

Property Owner/Agent Name: _____

Mailing Address: _____

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 X date (if known) _____ 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 _____ No X

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

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

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

Chapter 105 Section 8:530 Code Case Report: 2024-Present

Code Number: HCODE24- [REDACTED]

Open Date: 3/1/2024

Close Date: 3/24/2025

Status: Closed - Resolved

Description: Case may be closed. All fees and costs paid - see [REDACTED] (fees included \$250 ticket fee as well as \$150 failure to renew). LL fined \$200 in court for right to renew infraction. Tenant received \$1,850 in relocation reimbursement. Lease ordinance violation



Early Leasing and Right to Renew Complaint Form

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

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

Section 1: Contact Information

This section must be filled out completely.

[Redacted]

[Redacted]

[Redacted]

Property Owner/Agent Name: [Redacted]

[Redacted]

[Redacted]

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 X

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

Yes _____ Date (if known): _____ No x

Did the notices 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 _____ Deadline: _____ No X

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

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: _____ Date: 2/21/24

Chapter 105 Section 8:530 Code Case Report: 2024-Present

Code Number: HCODE24[REDACTED]

Open Date: 3/4/2024

Close Date: 5/1/2024

Status: Closed - Resolved

Description: Possible Lease Ordinance Violation. UPDATE -Tenant did not follow up with inspector or attorney as necessary. Case may be closed. Case will be invoiced.



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

Rental Unit Address

Tenant/Complainant

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

ELO 8:530 and 8:531 complaint form 11/13/2023

Chapter 105 Section 8:530 Code Case Report: 2024-Present

Code Number: HCODE24[REDACTED]

Open Date: 4/10/2024

Close Date: 9/18/2024

Status: Closed - Resolved

Description: Lease ordinance violation; e-mailed docs to Pete, will discuss possible RTR violation (lack of notice; no just cause from LL given),***UPDATE - Landlord admitted responsibility for violation of 8:530 in court hearing on [REDACTED]. Case may now be closed.



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)

Property Owner

Mailing Address

Phone Number

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.

4/9/24

Date

Chapter 105 Section 8:530 Code Case Report: 2024-Present

Code Number: HCODE24-[REDACTED]

Open Date: 4/11/2024

Close Date: 5/30/2024

Status: Closed - Resolved

Description: *** UPDATE - tenant was granted two mos rent (just over \$3.5k) and one count dropped on ticket, the other reduces fines 05/30/2024, This case may be closed. ***Lease ordinance violation; discussed potential violation w J Farrell and e-mailed docs to Pete.



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?

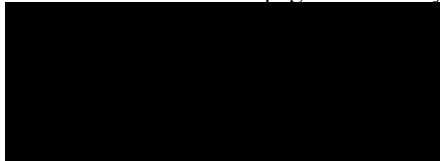
Yes _____ No _____

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.



Date

Chapter 105 Section 8:530 Code Case Report: 2024-Present

Code Number: HCODE24[REDACTED]

Open Date: 4/11/2024

Close Date: 4/29/2024

Status: Closed - Unfounded

Description: 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 complaints. Tenants advised to seek advice from an attorney (presumably student legal services) **** Lease ordinance violation



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: _____

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 X (N/A)

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

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

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

Did the owner/agent provide the Rights and Duties of Tenants booklet? Yes X 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

Chapter 105 Section 8:530 Code Case Report: 2024-Present

Code Number: HCODE [REDACTED]

Open Date: 4/17/2024

Close Date: 7/10/2024

Status: Closed - Resolved

Description: Lease ordinance complaint ALL VIOLATIONS WILL BE DISMISSED AS OWNER /
AGENT HAS MADE SETTLEMENT WITH TENANT



Early Leasing and Right to Renew Complaint Form

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

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

Contact Information (Must be filled out completely)

Rental Unit Address (

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.

Signature

04/16/2024

Date

Chapter 105 Section 8:530 Code Case Report: 2024-Present

Code Number: HCODE [REDACTED]

Open Date: 4/26/2024

Close Date: 4/26/2024

Status: Closed - Unfounded

Description: 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)



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

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

[Redacted Address]

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



4/22/24

Date

Chapter 105 Section 8:530 Code Case Report: 2024-Present

Code Number: HCODE [REDACTED]

Open Date: 5/1/2024

Close Date: 5/31/2024

Status: Closed - Unfounded

Description: ELO/RTR violation ***UPDATE***Landlord sent / or hand delivered written letter of conditions for renewal and that had a complete**Description:** of terms for renewal. It arrived near to the required date but a few days late. Tenant complaint centers around that they did not receive an email offer and that the renewal offer was slightly late. Not grounds for ticketing. Tenant notified.



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 #):

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 ☒

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: 03/01/2024 No _____

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

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

Chapter 105 Section 8:530 Code Case Report: 2024-Present

Code Number: HCODE24[REDACTED]

Open Date: 5/6/2024

Close Date: 5/31/2024

Status: Closed - Unfounded

Description: ***UPDATE tenant is being evicted due to calling in false alarm for fire. Code case not valid** Possible lease ordinance violation



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

Address / Property:

Tenant / Complaint:

Mailing Address:

Phone Number:

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? X
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.

Signature

05/03/24

Date

Chapter 105 Section 8:530 Code Case Report: 2024-Present

Code Number: HCODE24[REDACTED]

Open Date: 6/4/2024

Close Date: 7/22/2024

Status: Closed - Unfounded

Description: Lease ordinance violation ***UPDATE*** Tenant did not provide specifics on lease notifications. Documentation to successfully prosecute this case is lacking.



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 #):

Section 2: Complaint Information

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

Lease Start Date: 8/1/2024 Lease End Date: 7/31/2024 (copy of lease may be required)

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

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

Yes ☒ Date (if known): 4/2/2024 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: 4/4/2024 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.

The Landlord did not provide the successive lease between the 240-180 days before end of current lease and gave [REDACTED] only two days to sign and return the lease rather than providing him the 30 day window of opportunity.

My partner, the second tenant currently recognized in the present lease has yet to be presented with a lease document. I wish to have the right to remove myself from the signed copy of the lease and for them to provide us with two months of moving assistance and for them to stop harassing us.

Signature:

Date: 5/31/2024

Chapter 105 Section 8:530 Code Case Report: 2024-Present

Code Number: HCODE24[REDACTED]

Open Date: 6/20/2024

Close Date: 9/5/2024

Status: Closed - Resolved

Description: Lease ordinance/right to renew complaint ***UPDATE - this may be closed. The agent was ticketed and plead responsible to violation of 8:530.



Right to Renew Complaint Form

Chapter 105 Section 8:530

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>

Sec

Add

Pho

Property Own

Mailing Address

Phone Number

Section 2: Complaint Information

Check the box(es) that best describe your complaint:

- ☒ Landlord did not offer renewal or provide good cause reasons for non-renewal.
- ☐ Landlord offered renewal less than 180 days into the current lease term.
- ☐ Landlord offered renewal but required tenant to respond in fewer than 30 days.
- ☐ Landlord offered renewal but the renewal was missing required information. Check reason(s) below:
 - ☐ Names of parties ☐ Address of rental ☐ Rent price and fees ☐ Term of successive lease ☐ List of changes to terms and conditions from current lease ☐ Date landlord required tenant to respond (cannot be less than 30 days from offer)
- ☒ Landlord did not provide the terms of a successive lease within 10 days of tenant's agreement to a successive lease
- ☐ Landlord did not provide countersigned lease within 10 days of a tenant returning a signed lease.

Provide additional details below. Attach relevant documents (lease, communications from landlord, etc.)

Hello, I recently received a text from my landlord seemingly out of the blue telling me I will need to move out in 2 weeks (EOM). In January, he agreed to renew (by electronic communication i.e. text), and I have been following up with him since to get the renewal squared away. I am the "perfect" tenant on paper. (Make well beyond rent + never been late to a payment + no documented reason to evict me). I have attached our conversations mentioned here.

My roommate is close with my landlord and wants me to move out so her boyfriend can move in. Both of our names are on the lease. I suspect she went behind my back based on the text message I received from my landlord and made some kind of agreement with him, even though we agreed to renew and she was to ask for a new lease for the both of us.

He is now telling me I need to move out since my roommate has furniture in the apartment. This does not make sense, as so is all of my furniture.

This whole situation has been very anxiety inducing. Our lease is covered under the 2022 Right to Renew (ORDINANCE NO. ORD-22-15), meaning I should have gotten a notice of my final move out date 180 days before my lease ended. This did not occur. I have been betting on living here and cannot move in two weeks.

Signature:

Date: 6/19/2024

Chapter 105 Section 8:530 Code Case Report: 2024-Present

Code Number: HCODE24[REDACTED]

Open Date: 7/3/2024

Close Date: 7/16/2024

Status: Closed - Unfounded

Description: Lease Ordinance **** UPATE - Tenant did not respond to email or phone call requesting addl information. 10 days has passed.



Right to Renew Complaint Form

Chapter 105 Section 8:530

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: Parties Involved

Address of Re

Property Owner/Agent Name: Hayman co

Mailing Address: 618 S Main Street, Ann Arbor, 48104

Phone Number: _____ Email: _____

Section 2: Complaint Information

Check the box(es) that best describe your complaint:

- ☐ Landlord did not offer renewal or provide good cause reasons for non-renewal.
- ☒ Landlord offered renewal less than 180 days into the current lease term.
- ☐ Landlord offered renewal but required tenant to respond in fewer than 30 days.
- ☐ Landlord offered renewal but the renewal was missing required information. Check reason(s) below:
 - ☐ Names of parties ☐ Address of rental ☐ Rent price and fees ☐ Term of successive lease ☐ List of changes to terms and conditions from current lease ☐ Date landlord required tenant to respond (cannot be less than 30 days from offer)
- ☐ Landlord did not provide the terms of a successive lease within 10 days of tenant's agreement to a successive lease
- ☐ Landlord did not provide countersigned lease within 10 days of a tenant returning a signed lease.

Provide additional details below. Attach relevant documents (lease, communications from landlord, etc.)

My landlord gave me short notice to renew (please see email correspondence). Also, they charged me 2,333.55 instead of 419.1 for the month of July. I gave notice to vacate on April 29th, and they did not prorate my rent. Although they told me that I would be refunded by check for the difference, the management company told me that until I do not return the keys of my apartment, they will not send my check. My lease ends on 7/7, and I do not think I should return the keys before so that they expedite the check.

I would like to place a complaint about both my violated right to renew, and about this other incident which I find abusive.

Thank you very much for your help.

Signature: _____

Date: 2.7.24

Chapter 105 Section 8:530 Code Case Report: 2024-Present

Code Number: HCODE24[REDACTED]

Open Date: 7/16/2024

Close Date: 7/16/2024

Status: Closed - Unfounded

Description: Lease ordinance no renewal given. *** UPDATE CASE MAY BE CLOSED, AS LEASE HAS BEEN EXPIRED SINCE FALL of 2018 and IS MONTH TO MONTH. EXEMPT FROM 8:530 - 8:531



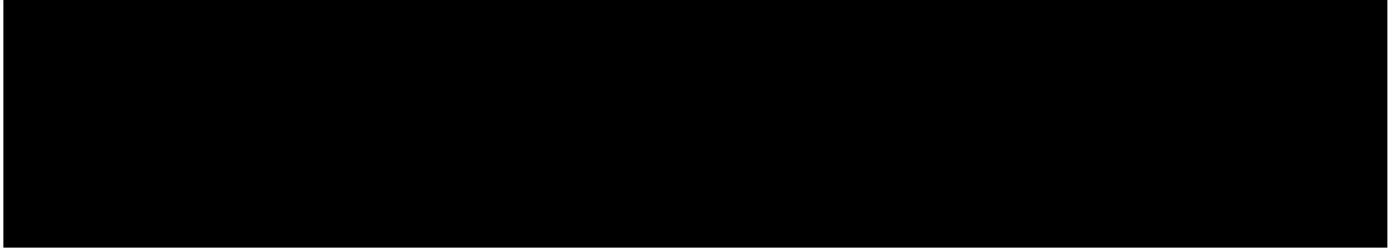
Planning & Development Services Rental Housing
301 East Huron Street, PO Box 8647
Ann Arbor, MI 48107-8647
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LEASING ORDINANCE COMPLAINT

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

NOTE: This form must be filled in completely



Property Owner/ Agent Name: (Owner) Nelini Faulkner / (Agent) Old Town Realty

Mailing Address: 3215 Charing Cross Rd, Ann Arbor, MI 48108

Phone Number: (734) 660-9869 / (734) 663-8989 Email: oldtwon.a2@gmail.com

Date lease began: 10/12/2017 Through: 10/12/2018 (copy of lease may be required)

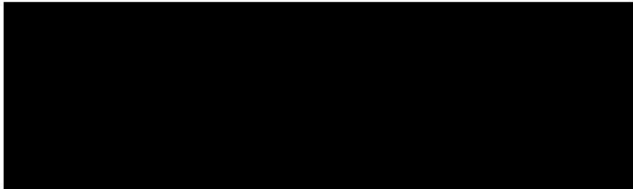
Name of person showing or leasing premises to another party: Old Town Realty

Tenant's Rights and Duties Booklet Received? ☒ yes ☐ No

Date landlord/agent entered to show the premises: 10/1/2017

Date premises leased to another tenant: N/A -was brand new listing

Other leasing ordinance complaint: We never received a renewal lease but still just kept paying the rent.



7/16/24
Date

Chapter 105 Section 8:530 Code Case Report: 2024-Present

Code Number: HCODE24-[REDACTED]

Open Date: 7/30/2024

Close Date: 7/31/2024

Status: Closed - Resolved

Description: Leasing ordinance - late offer and expected response in 3 days ***UPDATE - see inspection notes for more details. A Warning notice was sent for violations of 8:530 - the version that was in place when this last lease revision was signed in Feb 2022. In Feb 2022 there was not Right to Renew and there would not be relocation expenses awarded to tenant for violation.



Right to Renew Complaint Form

Chapter 105 Section 8:530

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>

Property Owner/Agent Name: _____

3680 Highlander Way E. Ann Arbor, MI 48108

Mailing Address: _____

Phone Number: _____

Section 2: Com

Check the box(es) that best describe your complaint:

- ☐ Landlord did not offer renewal or provide good cause reasons for non-renewal.
- ☒ Landlord offered renewal less than 180 days into the current lease term.
- ☒ Landlord offered renewal but required tenant to respond in fewer than 30 days.
- ☐ Landlord offered renewal but the renewal was missing required information. Check reason(s) below:
 - ☐ Names of parties ☐ Address of rental ☐ Rent price and fees ☐ Term of successive lease ☐ List of changes to terms and conditions from current lease ☐ Date landlord required tenant to respond (cannot be less than 30 days from offer)
- ☐ Landlord did not provide the terms of a successive lease within 10 days of tenant's agreement to a successive lease
- ☐ Landlord did not provide countersigned lease within 10 days of a tenant returning a signed lease.

Provide additional details below. Attach relevant documents (lease, communications from landlord, etc.)

Landlord offered renewal on 4/4/2024 for lease ending on 6/27/2024 and required us to answer by 4/7/2024. See attached lease and text messages.

Sig _____

07/29/2024
Date: _____

Chapter 105 Section 8:530 Code Case Report: 2024-Present

Code Number: [REDACTED]

Open Date: 8/1/2024

Close Date: 9/18/2024

Status: Closed - Unfounded

Description: Leasing ordinance Complaint ***UPDATE - Landlord did communicate the terms and conditions of renewal offer and did so within compliance of current version of 8:530 which is effective 03/04/24



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.

Property Owner/Agent Name: Village Green (management company) - Megan Smith, property manager

Mailing Address: Oakcliff Apartments - 2225 Traverwood Dr., Ann Arbor, MI 48105

Phone Number: 734-887-1371 Email: OCA@villagegreen.com

Section 2: Complaint Information

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

Lease Start Date: August 26, 2023 Lease End Date: Sept. 25, 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 of a successive lease by email & personal delivery/U.S. Mail?

Yes email Date (if known): July 31, 2024 No _____ Accepted to my email

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

Yes X No _____
↳ if for us, yes - rates for different terms were provided 7/31/24.

Did the owner/agent provide a deadline to renew by? Yes X Deadline: Aug 11th No _____

Did the owner/agent provide a *Rights and Duties of Tenants* booklet? Yes _____ No Not this time, not yet

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

I stopped in to the leasing office a few times in late spring/early summer to inquire when lease renewal information would be available and was promised follow-up. I finally emailed on 7/25/24, after noticing in our lease that the city ordinance referenced a 180 day requirement. They replied 7/31/24, and said our response was due 8/11/24. I am not certain that city law is being followed. I will provide the email thread for reference.

Date: 7/31/24

Chapter 105 Section 8:530 Code Case Report: 2024-Present

Code Number: HCODE [REDACTED]

Open Date: 8/7/2024

Close Date: 8/7/2024

Status: Closed - Unfounded

Description: Possible lease ordinance violation ***UPDATE - since tenant did not respond in a timely fashion to lease renewal offer sent by management on 01/04/2024 the landlord was justified in not offering a lease for the subsequent term.



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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: Sydney Frazier

Mailing Address: 600 Hidden Valley Club Dr, Ann Arbor, MI 48104

Phone Number: (734) 761-8910 **Email:** www.hvca2.com

Date lease began: 09-01-2023 **Through:** 07-31-2024 (copy of lease may be required)

Name of person showing or leasing premises to another party: Sydney Frazier

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

Date landlord/agent entered to show the premises: --

Date premises leased to another tenant: --

Other leasing ordinance complaint: I notified the landlord of my intent to renew my lease by e-mail for another year on 07/31/24 during working hours.

However, I received an email today (08-06-24) that I did not sign a lease renewal and am now on a month-to-month lease with a much higher rent until my lease ends in January 2025.

08-06-2024

Date

Chapter 105 Section 8:530 Code Case Report: 2024-Present

Code Number: HCODE [REDACTED]

Open Date: 8/21/2024

Close Date: 10/31/2024

Status: Closed - Resolved

Description: UPDATE - Case adjudicated - landlord paid \$2,200 in relocation assistance and \$200 fine. LL invoiced for \$250 ticket fee plus code fee. Leasing ordinance and unregistered rental. Originally the tenant did not provide a copy of any lease, the landlord stated that the renewal lease was never signed and tenant was on Month-to-Month. On 9/17/24, tenant / complainant then supplied signed lease for period of 8/2023 - 7/31/2024. Space is in shared basement and is connected with home (is single family, owner occupied).



Right to Renew Complaint Form

Chapter 105 Section 8:530

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: Parties Involved

Mailing Address:

Phone Number:

Section 2: Co

Check the box(es) that best describe your complaint:

- ☐ Landlord did not offer renewal or provide good cause reasons for non-renewal.
- ☐ Landlord offered renewal less than 180 days into the current lease term.
- ☐ Landlord offered renewal but required tenant to respond in fewer than 30 days.
- ☐ Landlord offered renewal but the renewal was missing required information. Check reason(s) below:
 - ☐ Names of parties ☐ Address of rental ☐ Rent price and fees ☐ Term of successive lease ☐ List of changes to terms and conditions from current lease ☐ Date landlord required tenant to respond (cannot be less than 30 days from offer)
- ☐ Landlord did not provide the terms of a successive lease within 10 days of tenant's agreement to a successive lease
- ☒ Landlord did not provide countersigned lease within 10 days of a tenant returning a signed lease.

Provide additional details below. Attach relevant documents (lease, communications from landlord, etc.)

Complaint: Landlord asked me to leave the apartment, and wanted to break the lease on 8/15/24, because I would not agree to her playing drums daily 8 ft. from my door. When I signed the lease, she did not disclose anything about her playing drums.

- Starting 2/3/24 (5 mos. before renewal date), [REDACTED] texted me asking me if I would renew my lease. She said I was lovely and would like me to stay and I said I would (see text).
- 4/10/24, I asked to have a conversation about her playing the drums. Had a verbal conversation and [REDACTED] said she would only play when I was not home.
- 5/14/24, [REDACTED] drafted the lease, sent it to me by email (see email), to review and texted me several times over the course of several months wanting me to renew.
- 6/20/24, I looked over the new lease, it looked good except that she was asking me for another security deposit of \$1200, which I had paid when I signed the first lease (see text). I told her I already paid that, and she said, "oh yeah, I forgot."
- 6/22/24, after making necessary changes/updates to the lease, I signed the renewal (see Special Agreement Related to 2024-2025 lease term.)
- 8/15/24 I was away from the apartment for two months, care-giving for my parents. When I returned on this date, [REDACTED] informed me that she was going to play her drums for 20 minutes a day, every day. I said I could not agree to that. Two hours later, she informed me that this wasn't working out, that she needs to play the drums for her own mental health, and we need to part ways.
- 8/16/24, she immediately listed the apartment and told me that she was going to start showing the place. I needed time to think before I could start this process. She then sent me a barrage of texts with info. about everything related to me leaving, even when I asked her to stop so I could think and talk to someone to get some advice about what to do. She then said that I never signed the lease, and texted me pictures of a lease that was partially signed. When I signed the new lease, [REDACTED] provided two copies for us both to sign and we did that.
- 8/17/24, I told her I did sign the lease and to please respect my request to consult someone about my rights and would get back to her as soon as I did, but would not respond to anymore of her texts.

Signature

Date: **8/20/2024**

Chapter 105 Section 8:530 Code Case Report: 2024-Present

Code Number: HCODE24-[REDACTED]

Open Date: 9/4/2024

Close Date:

Status: Complaint Received

Description: Lease ordinance - Right to renew



Right to Renew Complaint Form

Chapter 105 Section 8:530
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: Parties Involved

Address of Rental Unit: [REDACTED]
Lease Start Date: [REDACTED]
Tenant/Complainant: [REDACTED]
Phone Number: [REDACTED]
Property Owner/Agent Name: Ivanhoe
Mailing Address: 1533 Pine Valley Blvd
Phone Number: 7343306786 Email: theivanhoe@rtresi.com

Section 2: Complaint Information

- Check the box(es) that best describe your complaint:
- ☒ Landlord did not offer renewal or provide good cause reasons for non-renewal.
 - ☐ Landlord offered renewal less than 180 days into the current lease term.
 - ☐ Landlord offered renewal but required tenant to respond in fewer than 30 days.
 - ☐ Landlord offered renewal but the renewal was missing required information. Check reason(s) below:
 - ☐ Names of parties
 - ☐ Address of rental
 - ☐ Rent price and fees
 - ☐ Term of successive lease
 - ☐ List of changes to terms and conditions from current lease
 - ☐ Date landlord required tenant to respond (cannot be less than 30 days from offer)
 - ☐ Landlord did not provide the terms of a successive lease within 10 days of tenant's agreement to a successive lease
 - ☐ Landlord did not provide countersigned lease within 10 days of a tenant returning a signed lease.

Provide additional details below. Attach relevant documents (lease, communications from landlord, etc.)

The landlord sent two notices to quit (over something completely legal to do) through their lawyer. The first notice to quit was for June 5th. I did not agree to that, and I stayed my entire lease to July 31st. I have not been able to find another place to live due to the rent increases around the city of more than \$300 per month. I am also on Social Security. This landlord is violating my rights. They are violating employment laws as well as well as not informing individuals about asbestos as well as employees not informing them of his best not doing as best was mitigation. I thought I saw smoke. I called 911 to report smoke. This landlord still has not given me my lease, which was due in February. The landlord has given no option to renew my lease. They have cut off my payment portal, so I can not pay them rent, and I can not take payment to the office because they have no office. With this landlord is doing is completely illegal.

Signature: [REDACTED] Date: 08-29-2024

Chapter 105 Section 8:530 Code Case Report: 2024-Present

Code Number: HCODE24[REDACTED]

Open Date: 9/6/2024

Close Date: 9/9/2024

Status: Closed - Unfounded

Description: Leasing ordinance - ***UPDATE - There was no lease even though tenant provided an unsigned template - it was never signed and they went month to month.

Chapter 105 Section 8:530 Code Case Report: 2024-Present

Code Number: HCODE24[REDACTED]

Open Date: 10/15/2024

Close Date: 10/15/2024

Status: Closed - Unfounded

Description: Possible lease ordinance violation. ***UPDATE - under 8:530 ordinance adopted 03/17/2024 all leases entered into or re-negotiated after this point would be governed by the current version of the Right to Renew. That code does not stipulate when an offer must be made, it DOES stipulate that a notice must be send to tenant if the lease will not be renewed by 180 days and a valid reason that is listed wihtin the ordinance must be presented as the reason why. Since the complainant has not given evidence that the lease will not be renewed it is not currently in violation.



Right to Renew Complaint Form

Chapter 105 Section 8:530

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: Parties Involved

Address of R

Lease Start D

Tenant/Com

Phone Numb

Property Owner/Agent Name:

Mailing Address: P.O. Box 1894 Brighton MI 48116

Phone Number: 810-593-8005 Email: info@apmhoa.com

Section 2: Complaint Information

Check the box(es) that best describe your complaint:

- ☒ Landlord did not offer renewal or provide good cause reasons for non-renewal.
- ☐ Landlord offered renewal less than 180 days into the current lease term.
- ☐ Landlord offered renewal but required tenant to respond in fewer than 30 days.
- ☐ Landlord offered renewal but the renewal was missing required information. Check reason(s) below:
 - ☐ Names of parties ☐ Address of rental ☐ Rent price and fees ☐ Term of successive lease ☐ List of changes to terms and conditions from current lease ☐ Date landlord required tenant to respond (cannot be less than 30 days from offer)
- ☐ Landlord did not provide the terms of a successive lease within 10 days of tenant's agreement to a successive lease
- ☐ Landlord did not provide countersigned lease within 10 days of a tenant returning a signed lease.

Provide additional details below. Attach relevant documents (lease, communications from landlord, etc.)

The original 12 month lease began in February 2022 and was continued with a one year extension for 2023-4. In January 2024 I contacted APM to ask about renewal and noted the Right to Renew ordinance; a lease addendum was provided on February 7, 2024 to continue the lease agreement through February 28, 2025. No renewal (or notice of non-renewal) has been offered for the 2025-6 term.

Signature: _____

Date: 10/14/2024

Chapter 105 Section 8:530 Code Case Report: 2024-Present

Code Number: HCODE24-[REDACTED]

Open Date: 10/28/2024

Close Date: 10/28/2024

Status: Closed - Unfounded

Description: **UPDATE - This facility is Age Restricted as such 8:530 does not apply.8:530. - Lease agreements, right to renew, relocation assistance, and entry to show residential premises.

(1)Applicability. This section shall apply to all housing accommodations except:(a)Premises otherwise subject to regulation of rents or evictions pursuant to state or federal law, to the extent that such state or federal law requires "good cause" for termination or nonrenewal of such tenancies.(b)Fraternity houses, sorority houses, student cooperative housing, subleases, and leases with less than 8 months total duration.(c)Premises subject to federal, state, county, or city government restrictions regarding income, age, or rent (or the practical application of these restrictions) that are in conflict with this section.



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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: redwood housing- dba courthouse square
Mailing Address: 100 s 4th ave ann arbor mi 48104
Phone Number: 7349955511 **Email:** courhousesquaremgr@redwood-com
Date lease began: oct 1 **Through:** oct 1 (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: yes
Date premises leased to another tenant: na
Other leasing ordinance complaint: yes My lease started oct 1 but I have not seen or sign
after repeated requests The activities of redwood and courthouse sq are dubious an
they are in violation

Signature

10 27 2024

Date

Chapter 105 Section 8:530 Code Case Report: 2024-Present

Code Number: HCODE [REDACTED]

Open Date: 11/27/2024

Close Date: 3/13/2025

Status: Closed - Resolved

Description: UPDATE - Defendant was ticketed, plead responsible to violating Early Lease Ordinance and ordered to reimburse complainant for relocatoin expenses. Check was sent to tenant. Case may be closed. Leasing Ordinance/RTR



Right to Renew Complaint Form

Chapter 105 Section 8:530

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: Parties Involved

Property Owner/Agent Name: First Holding Management Company LLC

Mailing Address: 6960 Orchard Lake Rd., Suite 300, West Bloomfield, MI 48322

Phone Number: 248-855-3330 / 734-564-5095 Email: kwoodley@fhmanagement.com

Section 2: Complaint Information

Check the box(es) that best describe your complaint:

- ☒ Landlord did not offer renewal or provide good cause reasons for non-renewal.
- ☒ Landlord offered renewal less than 180 days into the current lease term.
- ☐ Landlord offered renewal but required tenant to respond in fewer than 30 days.
- ☐ Landlord offered renewal but the renewal was missing required information. Check reason(s) below:
 - ☐ Names of parties
 - ☐ Address of rental
 - ☐ Rent price and fees
 - ☐ Term of successive lease
 - ☐ List of changes to terms and conditions from current lease
 - ☐ Date landlord required tenant to respond (cannot be less than 30 days from offer)
- ☒ Landlord did not provide the terms of a successive lease within 10 days of tenant's agreement to a successive lease
- ☐ Landlord did not provide countersigned lease within 10 days of a tenant returning a signed lease.

Provide additional details below. Attach relevant documents (lease, communications from landlord, etc.)

Tenant lease renewal was due July 2024 (at end of July 2023-July2024 period). Tenant requested renewal to owner, but building was sold by prior owner (Grand Sakawa) around June 2024. New owner notified tenant that they had a new property manager (Friedman Communities) and they would follow-up with a new lease. We continued to pay our monthly lease rate even without the renewal, as we have been tenants in the building since 2009 and this is our home, and intended to continue here and rely on this as our home. We continued to ask about a renewal each month when making payments (by check, dropped off to Friedman Communities' office on Kellogg st. Finally on October 11th, Friedman sent us an email with the new lease rate and the period. We accepted it in email and both parties agreed to produce a lease, which Friedman would submit for electronic approval. (See attachment) We did not receive a renewal to sign. Instead on 10/25 we received a formal NOTICE TO QUIT TO RECOVER POSSESSION OF PROPERTY notice and letter from the owner essentially removing us from the unit in 30 days. (See Attachment) They subsequently told us that the agreement we did through email on 10/11 wasn't valid and that they need us to vacate the unit so they can renovate it. They have already renovated many of the units in the building.

Signature: _____

Date: 10/31/2024

Chapter 105 Section 8:530 Code Case Report: 2024-Present

Code Number: HCODE24[REDACTED]

Open Date: 12/18/2024

Close Date: 12/26/2024

Status: Closed - Unfounded

Description: Possible lease ordinance violation UPDATE - COMPLAINANT DID NOT RESPOND WITH INFORMATION REGARDING COMPLAINT. COMPLAINANT SENT CURRENT LEASE (2024-2025) AND EVIDENCE FROM 2023. INSPECTOR SENT EMAIL INQUIRY REQUESTING CLARIFICATION AND RECEIVED NO RESPONSE. INSPECTOR ALSO NOTIFIED LL OF COMPLAINT AND CLARIFIED DATES WHEREBY LL MAY WRITE NEW LEASES UNDER 8:530. CLOSING CASE AT THIS TIME. MAY BE REOPENED IF FURTHER EVIDENCE AND CLARIFICATION IS SENT.



Right to Renew Complaint Form

Chapter 105 Section 8:530

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: Parties Involved

Property Owner/Agent Name: _____

Mailing Address: _____

Phone Number: _____ Email: _____

Section 2: Complaint Information

Check the box(es) that best describe your complaint:

- ☐ Landlord did not offer renewal or provide good cause reasons for non-renewal.
- ☐ Landlord offered renewal less than 180 days into the current lease term.
- ☐ Landlord offered renewal but required tenant to respond in fewer than 30 days.
- ☐ Landlord offered renewal but the renewal was missing required information. Check reason(s) below:

☐ Names of parties ☐ Address of rental ☐ Rent price and fees ☐ Term of successive lease ☐ List of changes to terms and conditions from current lease ☐ Date landlord required tenant to respond (cannot be less than 30 days from offer)
- ☐ Landlord did not provide the terms of a successive lease within 10 days of tenant's agreement to a successive lease
- ☐ Landlord did not provide countersigned lease within 10 days of a tenant returning a signed lease.

Provide additional details below. Attach relevant documents (lease, communications from landlord, etc.)

Signature

Date: _____

Chapter 105 Section 8:530 Code Case Report: 2024-Present

Code Number: HCODE2 [REDACTED]

Open Date: 2/13/2025

Close Date: 2/18/2025

Status: Closed - Resolved

Description: UPDATE - tenant received new lease proposal with 30 day decision period allowed.
Case may be closed. Right to renew - Leasing ordinance



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] Email: [REDACTED]

Property Owner/Agent Name: Michigan Rental

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

Phone Number: (989) 220-9969 Email: ZMichiganRental@gmail.com

Section 2: Complaint Information

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

Lease Start Date: 08-09-2024 Lease End Date: 07-24-2025 (copy of lease may be required)

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

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

Yes ☒ Date (if known): 02-07-2025 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: 02-24-2025 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.

Signature: [REDACTED] Date: 02-12-2025

Chapter 105 Section 8:530 Code Case Report: 2024-Present

Code Number: HCODE25-[REDACTED]

Open Date: 4/1/2025

Close Date: 4/21/2025

Status: Closed - Unfounded

Description: Leasing Ordinance - Right to Renew UPDATE*** This property is exempted from the code section of Chapter 105 section 8:530 as the basis for the operation of this residential facility is afforded equivalent exemptions as secular counterparts such as fraternities and sororities

Chapter 105 Section 8:530 Code Case Report: 2024-Present

Code Number: HCODE [REDACTED]

Open Date: 4/24/2025

Close Date:

Status: Complaint Received

Description: Right to Renew



Right to Renew Complaint Form

Chapter 105 Section 8:530

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>

RECEIVED

By Janet Farrell at 11:52 am, Apr 24, 2025

Section 1: Parties Involved

Address of Rental Unit: [REDACTED] **Unit/Apt #:** 1 **Zip Code:** 48104 **Lease Start Date:** 08/24/24 **Lease**

End Date: 07/24/25

Tenant/Complainant Name: [REDACTED]

Phone Number: [REDACTED]

Property Owner/Agent Name: Cappo Management

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

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

Section 2: Complaint Information

Check the box(es) that best describe your complaint:

- ☐ Landlord did not offer renewal or provide good cause reasons for non-renewal.
- ☐ Landlord offered renewal less than 180 days into the current lease term.
- ☐ Landlord offered renewal but required tenant to respond in fewer than 30 days.
- ☐ Landlord offered renewal but the renewal was missing required information. Check reason(s) below: ☐ Names of parties ☐

Address of rental ☐ Rent price and fees ☐ Term of successive lease ☐ List of changes to terms and conditions from current lease ☐ Date landlord required tenant to respond (cannot be less than 30 days from offer)

- ☐ Landlord did not provide the terms of a successive lease within 10 days of tenant's agreement to a successive lease ☐
- Landlord did not provide countersigned lease within 10 days of a tenant returning a signed lease.

Provide additional details below. Attach relevant documents (lease, communications from landlord, etc)

On February 6, 2025 Cappo Management reached out to us, informing us that they would be offering a renewal rate of \$1,250 if we renewed our lease before March 1st. The email provided that "the renewal rate is good only till March 1st when your unit will go to the current market rate which will be much higher..." (see attached) Cappo did not provide a deadline by which we had to make a decision to renew, nor did they provide the term for the successive lease, or even make it explicitly clear that this was the formal renewal offer.

As my lease (attached) began on August 24, 2024 Cappo should not have sent any offer prior to February 20, 2025.

Cappo also reached out to me on March 14th to give me a notice they'd be showing our unit to possible tenants. We communicated to them we would not be comfortable with this especially as we hadn't yet communicated our renewal plans. We were also made aware that they were not allowed to show our unit until after 210 days into our lease, this was before that period therefore violating that regulation.

Following this, we communicated with Cappo on March 31st that we would like to renew our lease. Cappo responded that they couldn't renew our lease because the renewal period expired and they had already rented out our unit to a different tenant. After reaching out to Student Legal Services at the University of Michigan to remedy the conflict, they contacted Cappo to request relocation assistance but Cappo would not agree to provide two months of relocation assistance.

Signature: 

Chapter 105 Section 8:530 Code Case Report: 2024-Present

Code Number: HCODE25 [REDACTED]

Open Date: 4/25/2025

Close Date: 5/5/2025

Status: Closed - Unfounded

Description: Lease ordinance-Right to Renew ****UPDATE ---- Landlord sent notice not to renew in writing on 03/16/2025 which was before the deadline of 180 days into the current lease period. That lease period began 10/03/2024. 180 Days after that was 04/01/2025. Case closed as unfounded.

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]
[REDACTED]

Property Owner/Agent Name: [REDACTED]

Mailing Address: [REDACTED] 227 Blossom Dr., Canton, MI 48188 [REDACTED]

Phone Number: [REDACTED] Email: [REDACTED]

Section 2: Complaint Information

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

Lease Start Date: 07/30/22 Lease End Date: 6/30/2025 (copy of lease may be required) Was the rental unit leased to another tenant? Yes _____ Date (if known): _____ No _____

Did owner/agent provide notice of a successive lease by email & personal delivery/U.S. Mail? Yes X Date (if known): 3/16/25 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 X

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

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

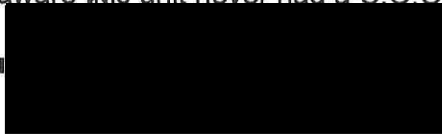
 I was unaware that the lease option of renewal was not going to happen until 3/25/25. At that time I was notified of an email sent to me on 3/16/25. 3/25/25 I read the email. I was out of town when [REDACTED] homeowner called me and texted me for correspondence from the email. I have been a tenant here since

RECEIVED

By Janet Farrell at 1:29 pm, Apr 25, 2025

2022. I was not properly informed of non renewal and I have had to take the initiative to find new housing for my family. I had a 90 day notice. I was informed by the inspector who stopped by that he was non compliant with his property and he does not have a valid C.O.O. Also, he is not conforming with the ordinance for renewal pertaining to the City of Ann Arbor. I want to formally submit a complaint that I was not properly offered a renewal, was not informed of the inspection that was supposed to be conducted 4/22/25-no show agent/owner, and was unaware this unit never had a C.O.O.

Signature

A black rectangular box redacting the signature.

Date: 4/24/2025

Chapter 105 Section 8:530 Code Case Report: 2024-Present

Code Number: HCODE25-[REDACTED]

Open Date: 5/13/2025

Close Date: 5/21/2025

Status: Closed - Unfounded

Description: No offer to renew **see email in the files

Chapter 105 Section 8:530 Code Case Report: 2024-Present

Code Number: HCODE25-[REDACTED]

Open Date: 7/8/2025

Close Date: 7/24/2025

Status: Closed - Unfounded

Description: Lease ordinance; We reviewed the concern & S Fountain sent an email to the complainant stating a notice of violation wouldn't be sent. The email was attached to the files on 07/24/2025.GS



Right to Renew Complaint Form

Chapter 105 Section 8:530

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: Parties Involved

[Redacted]

Property Owner: [Redacted]

Mailing Address: [Redacted]

Phone Number: [Redacted] Email: [Redacted]

Section 2: Complaint Information

Check the box(es) that best describe your complaint:

- ☒ Landlord did not offer renewal or provide good cause reasons for non-renewal.
- ☐ Landlord offered renewal less than 180 days into the current lease term.
- ☐ Landlord offered renewal but required tenant to respond in fewer than 30 days.
- ☐ Landlord offered renewal but the renewal was missing required information. Check reason(s) below:
- ☐ Names of parties ☐ Address of rental ☐ Rent price and fees ☐ Term of successive lease ☐ List of changes to terms and conditions from current lease ☐ Date landlord required tenant to respond (cannot be less than 30 days from offer)
- ☐ Landlord did not provide the terms of a successive lease within 10 days of tenant's agreement to a successive lease
- ☐ Landlord did not provide countersigned lease within 10 days of a tenant returning a signed lease.

Provide additional details below. Attach relevant documents (lease, communications from landlord, etc.)

As of 7/7/25, landlord did not offer renewal in writing. I sent a text message (primary form of communication) on 6/28/25 asking for renewal documents. We spoke in May about possible renewal and a rent increase, but it was not followed up with any documents. Attached is the lease. I can provide screenshots of text messages upon request.

Signature: [Redacted]

Date: 7-7-25

Chapter 105 Section 8:530 Code Case Report: 2024-Present

Code Number: HCODE25-[REDACTED]

Open Date: 8/20/2025

Close Date:

Status: Complaint Received

Description: Lease ordinance violation



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.

Property Owner/Agent Name: Allmand Properties

Mailing Address: 3310 Packard St Apt. 3A, Ann Arbor, MI 48104

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

Section 2: Complaint Information

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

Lease Start Date: 8/16/2024 Lease End Date: 8/16/2025 (copy of lease may be required)

Late October /

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

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

Yes only email Date (if known): Oct 7, 2024 No _____

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

Yes _____ No Only contained unit address, and amount of rent

Did the owner/agent provide a deadline to renew by? Yes yes Deadline: Oct 31, 2024 No _____

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

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

Original lease from 8/16/2024 to 8/16/2025 was split into two leases that had to be signed in tandem on the same date. One lease was

from 8/16/24 to 2/28/25, and the second lease was from 2/28/25 to 8/16/25. Both were signed on 10/16/23 at the same time/date together.

The City of Ann Arbor already determined the ELO still applies in this case as the total leasing period was over 8 months via email with

Alexander W. Hermanowski at University of Michigan SLS (attached email 1). When I asked Allmand Properties about their

Signature: [Redacted] Date: 8/19/2025

RECEIVED

By Janet Farrell at 8:21 am, Aug 20, 2025

ELO and RTR Complaint Form 11-13-2023

Chapter 105 Section 8:530 Code Case Report: 2024-Present

Code Number: HCODE25-

Open Date: 8/25/2025

Close Date: 8/29/2025

Status: Closed - Resolved

Description: Lease not countersigned



Right to Renew Complaint Form

Chapter 105 Section 8:530

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 2: Complaint Information

Check the box(es) that best describe your complaint:

- ☐ Landlord did not offer renewal or provide good cause reasons for non-renewal.
- ☐ Landlord offered renewal less than 180 days into the current lease term.
- ☐ Landlord offered renewal but required tenant to respond in fewer than 30 days.
- ☐ Landlord offered renewal but the renewal was missing required information. Check reason(s) below:
 - ☐ Names of parties ☐ Address of rental ☐ Rent price and fees ☐ Term of successive lease ☐ List of changes to terms and conditions from current lease ☐ Date landlord required tenant to respond (cannot be less than 30 days from offer)
- ☐ Landlord did not provide the terms of a successive lease within 10 days of tenant's agreement to a successive lease
- ☐ Landlord did not provide countersigned lease within 10 days of a tenant returning a signed lease.

Provide additional details below. Attach relevant documents (lease, communications from landlord, etc.)

Signature: _____ Date: _____

Chapter 105 Section 8:530 Code Case Report: 2024-Present

Code Number: HCODE25-[REDACTED]

Open Date: 8/29/2025

Close Date: 9/12/2025

Status: Closed - Unfounded

Description: Leasing ordinance***** (Spoke with city attny John Reiser, John indicated that the landlord was not in violation due to 8:530(4) iii , had good cause for no renewal .)



Right to Renew Complaint Form

Chapter 105 Section 8:530
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: Parties Involved

Address of Rental Unit

Lease

Tenant

Phone

Section 2: Complaint Information

Check the box(es) that best describe your complaint:

- ☒ Landlord did not offer renewal or provide good cause reasons for non-renewal.
- ☐ Landlord offered renewal less than 180 days into the current lease term.
- ☐ Landlord offered renewal but required tenant to respond in fewer than 30 days.
- ☒ Landlord offered renewal but the renewal was missing required information. Check reason(s) below:

☐ Names of parties ☐ Address of rental ☐ Rent price and fees ☐ Term of successive lease ☐ List of changes to terms and conditions from current lease ☐ Date landlord required tenant to respond (cannot be less than 30 days from offer)
- ☐ Landlord did not provide the terms of a successive lease within 10 days of tenant's agreement to a successive lease
- ☐ Landlord did not provide countersigned lease within 10 days of a tenant returning a signed lease.

Provide additional details below. Attach relevant documents (lease, communications from landlord, etc.)

Please see attached documents

Signature:

Date: 08/28/2025

Chapter 105 Section 8:530 Code Case Report: 2024-Present

Code Number: HCODE25-[REDACTED]

Open Date: 9/8/2025

Close Date: 9/9/2025

Status: Closed - Unfounded

Description: Lease ordinance



Right to Renew Complaint Form

Chapter 105 Section 8:530 or 8:532

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: Parties Involved

[Redacted]

Property Owner

Mailing Address

Phone Number:

Section 2: Complaint Information

Check the box(es) that best describe your complaint:

- ☒ Landlord did not offer renewal or provide good cause reasons for non-renewal.
- ☐ Landlord offered renewal less than 180 days into the current lease term.
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 - ☐ Names of parties ☐ Address of rental ☐ Rent price and fees ☐ Term of successive lease ☐ List of changes to terms and conditions from current lease ☐ Date landlord required tenant to respond (cannot be less than 30 days from offer)
- ☐ Landlord did not provide the terms of a successive lease within 10 days of tenant's agreement to a successive lease
- ☐ Landlord did not provide countersigned lease within 10 days of a tenant returning a signed lease.
- ☐ Landlord is charging pre-tenancy fees. 8:532 of the housing code.

Provide additional details below. Attach relevant documents (lease, communications from landlord, etc.)

As Janet and David discussed on 9/4, landlord has listed the unit for rent on Apartment.com (two weeks ago per the website), which was less than 6 months into a 16 month lease; all despite the fact that we have fully paid rent and utilities each month. She continues to harass us, threaten us with early eviction, retaliate by creating a new invoice from 6 months ago because she didn't like how David responded to a recent email, charge usurious interest rates (1% per day), and generally prohibit us from the peaceful enjoyment of the property. Every interaction with her is very stressful and unnecessary. We are asking for you assistance in this matter.

See the attached sheet for details and evidence of the above.

Signature

Date:

09/08/2025

Chapter 105 Section 8:530 Code Case Report: 2024-Present

Code Number: HCODE25 [REDACTED]

Open Date: 9/19/2025

Close Date:

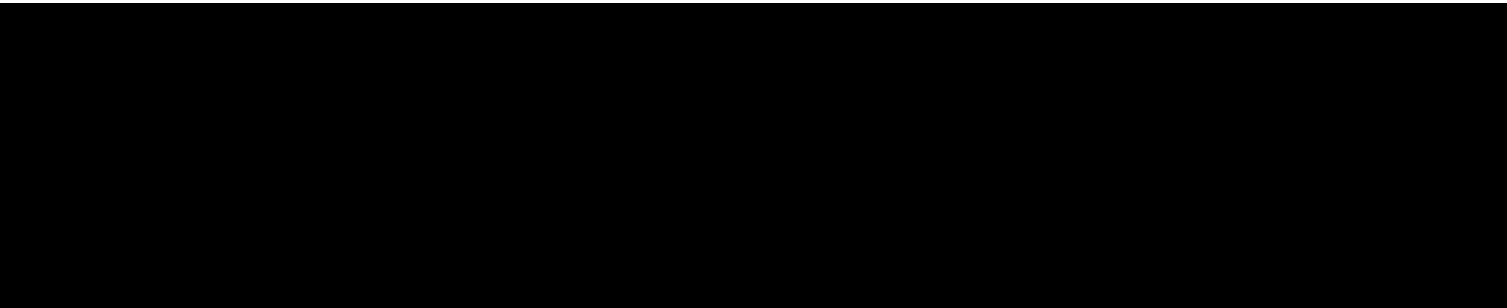
Status: Complaint Received

Description: Lease Ordinance



Right to Renew Complaint Form

Chapter 105 Section 8:530
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>



Property Owner/Agent Name: Eladott
Mailing Address: 726 Packard Street Ann Arbor, MI 48104
Phone Number: 734-680-6727 Email: leasing@eladott.com

Section 2: Complaint Information

- Check the box(es) that best describe your complaint:
- ☐ Landlord did not offer renewal or provide good cause reasons for non-renewal.
 - ☒ Landlord offered renewal less than 180 days into the current lease term.
 - ☐ Landlord offered renewal but required tenant to respond in fewer than 30 days.
 - ☒ Landlord offered renewal but the renewal was missing required information. Check reason(s) below:
 - ☒ Names of parties
 - ☒ Address of rental
 - ☐ Rent price and fees
 - ☐ Term of successive lease
 - ☒ List of changes to terms and conditions from current lease
 - ☐ Date landlord required tenant to respond (cannot be less than 30 days from offer)
 - ☐ Landlord did not provide the terms of a successive lease within 10 days of tenant's agreement to a successive lease
 - ☐ Landlord did not provide countersigned lease within 10 days of a tenant returning a signed lease.

Provide additional details below. Attach relevant documents (lease, communications from landlord, etc.)

I lived in this unit for two years. I am filing this complaint now that I am out of the unit and will not face retaliation for filing this complaint.

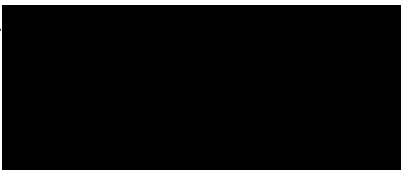
My lease for 2024-2025 was renewed on April 29, 2024, meaning it was entered into after March 17, 2024 when the new city ordinances took effect. Our landlord extended a renewal offer prior to 180 days into the start of our lease (August 10, 2024) on December 9, 2024.

I contacted our landlord to share our understanding of the new leasing ordinance with them. They indicated their message was not in violation of city codes. I've shared this correspondence in my complaint.

Given that my lease began and was renewed after the new ordinance took effect, and given that the new ordinance mandates that "(c) A landlord shall not make any renewal earlier than 180 days from the start of the current lease," I believe that Eladott has violated this city ordinance.

In addition, their renewal offer email did not list our names, our address, or any changes to the terms and conditions of our current lease. The lack of this information is a violation of terms in section 2(b) of the new ordinance.

Finally, their unlawful offer to renew included the coercive language that our rent would "increase significantly over the Renewal Rate" if we did not renew early, which we believe is a violation of the spirit of the new city ordinance, which aimed to reduce coercive renewal offers. I unfortunately had to find a new place to live following this situation because I feared rent increases if I could not come to a decision based on their early renewal offer.

Sig

Date: September 19, 2025

RTR Complaint Form 3-29-2024