

From: Farrell, Janet <JFarrell@a2gov.org>
Sent: Wednesday, August 20, 2025 8:38 AM
To: [REDACTED]
Cc: Ann Arbor Renter's Commission <RentersCommission@a2gov.org>
Subject: RE: Early Leasing Ordinance Violation

I've entered the complaint into the system. Next, you'll hear from either the city attorney or code enforcement official.

Thank you,

Janet Farrell

Janet Farrell

Community Services | City of Ann Arbor | <https://www.a2gov.org>

City Hall, 1st Floor | 301 E Huron St., Ann Arbor, MI 48104 | 734.794.6000 ext. 42680 |
734.994.8312 fax

From: [REDACTED]
Sent: Tuesday, August 19, 2025 7:23 PM
To: Farrell, Janet <JFarrell@a2gov.org>
Cc: Ann Arbor Renter's Commission <RentersCommission@a2gov.org>
Subject: Early Leasing Ordinance Violation

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.

Hello Ms Farrell and the City of Ann Arbor Renters Commission,

I am [REDACTED], a student at the University of Michigan and a former tenant of Allmand Properties. I believe Allmand Properties violated the Early Leasing Ordinance. Attached below is my complaint form.

Please let me know if any further information is needed. Thank you,

[REDACTED]



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 #): _____

Tenant/Complainant Name: _____

Phone Number: _____ Email: _____

Property Owner/Agent Name: _____

Mailing Address: _____

Phone Number: _____ Email: _____

Section 2: Complaint Information

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

Lease Start Date: _____ Lease 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 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.

Signature: _____ Date: _____

UM SLS - Meetings Follow Up

Alexander Hermanowski <alexherm@umich.edu>

Fri, Nov 1, 2024 at 2:33 PM

To:

I hope you are doing well. It was nice meeting with you. This email is a summary and follow up from our meeting.

We discussed a situation you had with your landlord where you were told you needed to sign a new lease with only two weeks notice. Your current leases were two consecutive 6 month contracts. You wanted to know if the early leasing ordinance applies.

I spoke with another attorney in our office and called the City of Ann Arbor. It appears that the updated version of the law applies. The two leases you signed are for more than 8 months in total duration. This means that the landlord must give you no less than 30 days to respond to their offer to renew and cannot sign a new lease for the same place in violation of the law.

You have a couple options. You can file a complaint with the city and/or I can write a letter the landlord asking that they comply with the law and give you more time to make a decision. If you want me to write a letter, how much time do you need to make a choice for whether you will renew the lease or not?

If you have any questions, please don't hesitate to contact me.

Best Regards,
Alex

--
Alexander W. Hermanowski
Attorney at Law
University of Michigan, Student Legal Services
[715 North University Avenue, Suite 202](#)
[Ann Arbor, MI 48104-1605](#)
[734/763-9920](tel:7347639920) (Telephone)
[734/936-0844](tel:7349360844) (Facsimile)
alexherm@umich.edu

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PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL.

Renewal Letter

office@allmandproperties.com <office@allmandproperties.com>Thu, Oct 31, 2024 at 1:09 PM

To: [REDACTED]

That ordinance applies to leases 8 months or greater. Your lease is 6 months in length.

Allmand Properties
3310 Packard #3A
Ann Arbor, MI 48108
Tel: 734-973-7368
www.allmandproperties.com

Office Hours:
Monday to Friday – 9.30am to 3.30pm

From: [REDACTED]
Sent: Thursday, October 31, 2024 1:01 PM
To: office@allmandproperties.com
Subject: Re: Renewal Letter

Hello Beth,

Thank you for your message. I wanted to clarify the release renewal deadline you've proposed for November 1, 2024. My understanding is that under Ann Arbor's ELO, the deadline to accept a lease renewal should be at least 150 days before the end of the current leasing period, which would be March 19, 2025. Could you please clarify how this applies to the release agreement?

Thank you

[REDACTED]

On Thu, Oct 31, 2024 at 12:26 PM <office@allmandproperties.com> wrote:

[REDACTED]

I'm glad to hear of your interest in staying in the house for next year. Glad you like the house and Allmand Properties. We would love to accommodate you. Unfortunately you don't have enough to sign the leases. For [REDACTED] we need 4 and based on your email you have 3 including yourself. We do try to accommodate our tenants the best we can. Unfortunately we can't hold the property for you. That wouldn't be fair to us or to a new group who does have signors and is ready. Come tomorrow it will be 1st come. At this time we don't have any deposits so it's still available for you. We can inform you if a group does place a deposit.

Thank you.

Allmand Properties
3310 Packard #3A
Ann Arbor, MI 48108
Tel: 734-973-7368
www.allmandproperties.com

Office Hours:
Monday to Friday – 9.30am to 3.30pm

From: [REDACTED]
Sent: Thursday, October 31, 2024 10:46 AM
To: office@allmandproperties.com
Subject: Re: Renewal Letter

Hello Beth,

I am [REDACTED] a current resident at [REDACTED] am the only current resident who is interested in renewing the lease for next year. I have 2 people who plan on signing the lease with me, and 2 more who are interested and will be coming by to see the house soon. They are all students who would need to fill out the student application.

I have really enjoyed living here and would like to renew the lease, but I would need a bit longer to ensure I have enough people to sign with me. Would you be able to extend the lease renewal date by 2 weeks? I am confident that by November 15th we will be able to sign the lease.

Thank you, and please let me know if we can extend the lease renew by date.

[REDACTED]

On Tue, Oct 22, 2024 at 3:53 PM [REDACTED] wrote:

Hi Beth,

I actually will no longer be staying next year but [REDACTED] will be staying. He is the only person who will have lived here before so the others will have to fill out the student application. I've attached him to this email string and he can let you know the other names.

Thanks for all your help,

[REDACTED]

On Tue, Oct 22, 2024 at 11:43 AM <office@allmandproperties.com> wrote:

Hello, Could I please get the names of everyone who will be signing the lease on November 1? Also are they all people who have lived there this year? Does anyone need to fill out the student application?

Let me know.

Thanks,
Beth

Allmand Properties
3310 Packard #3A
Ann Arbor, MI 48108
Tel: 734-973-7368
www.allmandproperties.com

Office Hours:
Monday to Friday – 9.30am to 3.30pm

From: [REDACTED]
Sent: Thursday, October 17, 2024 5:05 PM
To: office@allmandproperties.com
Subject: Re: Renewal Letter

Hello,

We are interested in renewing the house for next year but only two of us will be the same. We currently have 5 people in total committed to living here for next year but will find another one soon. We had a couple of questions. First, is it fine to renew but change 4/6 people living here. Second, is it OK to sign the lease (only 4 sign) by the end of October, but fill out the sublessor agreements at a later date?

Thanks,

[REDACTED]

On Mon, Oct 7, 2024 at 10:45 AM <office@allmandproperties.com> wrote:

ALLMAND PROPERTIES

3310 Packard Apt #3A
Ann Arbor, MI 48108

Tenants at: [REDACTED]

Re: Renewal lease

Dear Tenant(s) of: [REDACTED]

Thank you for being great tenants! Customer satisfaction and loyalty is always important to Allmand Properties. As a result, we are offering a renewal option for your unit/house.

With the rising market costs & inflation we must keep our rents in-line with those rising costs of today and forecast for the future 18 months.

Renewal Term: Fall 2025 – August 2026
Your renewal rate is: \$ 6,854.00

All other terms will remain the same. For example, no changes to who is responsible for utilities. Only rate and term will be changed. Any changes to occupants will have to be screened and negotiated directly with Allmand Properties and may not qualify for renewal.

To guarantee a renewal, you **must** respond with a signed lease by: 10/31/2024

Let us know if you're going to renew or for any questions. Eliminate the stress and hassle of looking and moving and rest easy during the move-out/move-in period!

Thank you,

Allmand Properties
3310 Packard Apt 3A
Ann Arbor, MI 48108
(734)973-7368
(734)973-6089 fax
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