

From: Ann Arbor Renter's Commission <RentersCommission@a2gov.org>
Sent: Monday, November 27, 2023 2:22 PM
To: [REDACTED]; Ann Arbor Renter's Commission <RentersCommission@a2gov.org>
Subject: RE: Break in lease due to disability?

Hi [REDACTED]

While this sounds like a private landlord/tenant matter, I will forward your email to Rental Housing Services. Rental Housing Services is the best resource for questions about housing code. I am not sure if rules for breaking a lease are outlined in City of Ann Arbor Housing Code or not.

I recommend that you also contact Rental Housing services with your question, contact information is below.

Rental Housing Contact:
blewis@a2gov.org
rentalhousing@a2gov.org
Phone: 734.794.6264 (Rental Dept.)
Fax: 734.994.8460

Take care,

Kristen

Kristen Vander Lugt, Office Manager (she/her/hers)
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Follow the Clerk's Office on Instagram [@a2cityclerk](https://www.instagram.com/a2cityclerk)

From: [REDACTED]
Sent: Tuesday, November 21, 2023 4:48 PM
To: Ann Arbor Renter's Commission <RentersCommission@a2gov.org>
Subject: Break in lease due to disability?

You don't often get email from [REDACTED]. [Learn why this is important](#)

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To Whom It May Concern:

I talked to a few of you at the street fair couple of months ago, Julia in particular. Thanks for the information. In my perambulations around nonprofit housing rights groups, one worker mentioned that a lease could be broken if one had a disability. I wonder if this doctor's note would qualify me?

I'm at The One and I also placed an ad as suggested on a few groups on Facebook and will also submit an ad to University of Michigan off campus housing website.

However I have to have my appendix out on November 29th and I am getting things in order to retire to Russia where I have surviving family. I also have a lawsuit against my former employer the City of Chicago for illegally firing me while on disability and I have to organize the next step of that battle with the lawyers.

I would like to be able to leave the United States at the end of December so I can meet my family in Moscow for the new year.

I would appreciate not having to work as an unpaid leasing agent for these fake community housing bureaucrats, especially I'm paying three times what I should in rent.

Thank you in advance for any help.

Yours,

██████████

██████████████████

From: [REDACTED]
Sent: Thursday, December 7, 2023 4:28 PM
To: Ann Arbor Renter's Commission <RentersCommission@a2gov.org>
Subject: Questions about city inspections and the rental inspection law in Michigan?

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Good afternoon -- I hope I'm contacting the right people, but I've been having a hard time finding the correct place to explain what's going on. This is a bit awkward because I think I may need to file a complaint ABOUT the Ann Arbor inspection office, not about my landlord. My landlord is actually fine.

The city has been inspecting apartments in my complex this year, but in May of this year I declined giving permission to enter because I wanted to be home during the inspection. I have cats who like to try to sneak out, plus some traumatic experiences regarding strangers in my apartment, so I really just want to be home. I don't think this is too much to ask, is it?

As it turned out, I was home in May because I had COVID -- so I still didn't let the inspector in because I was extremely ill and he didn't even have a mask. He seemed very irritated with me and snapped at me, asking when I wouldn't be sick anymore. (Which is a pretty rude and bizarre thing to say to someone who was polite enough to answer the door with a high fever, but okay.) He also was annoyed when I explained about my cats and that I just wanted to schedule an inspection during a time I was home. So that was a very unpleasant experience, and it basically sounded like it was impossible to schedule it around my working hours.

I didn't hear anything else since then until this week, when I got a notice saying the city will be doing inspections again on December 12. This time they didn't even ask permission, which as I understand it, they are supposed to do. I still do not want them coming into my apartment unless I am home--this entire experience has felt like they don't care about my concern for my cats, they don't care if I'm sick, they don't care about asking permission, and they don't care about following the law. So I don't see why on earth I should trust them in my home while I'm not present.

I have been patient and polite till now, but I am getting very frustrated. This doesn't seem okay to me and I don't know where I'm supposed to go to talk to someone about this. I do not want a rude stranger in my apartment who won't be careful of my cats. I will not give permission to enter unless I can be sure my cats are safe. Do you know who I can contact to discuss this problem? I really appreciate any help you can provide as this is causing me a lot of stress. I think the inspector(s?) believe I'm trying to avoid an inspection, but I literally JUST want to be home. I would be happy to have an inspection done if it's scheduled in advance and I know I can be present for it.

- [REDACTED]

From: [REDACTED]
Sent: Friday, December 8, 2023 2:55 PM
To: patricia.gaston@kmgprestige.com
Cc: Lisa League -Bellinger <lisa.bellinger@kmgprestige.com>; questions <questions@kmgprestige.com>; Ann Arbor Renter's Commission <RentersCommission@a2gov.org>
Subject: Just Missing a few documents is all

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.

Hi, Ms Gaston. I hope you're having a good day. Just a quick email to say that there are a few documents that I don't see in my file. I'm specifically looking for the email from Jennifer Mitchell (I.E. from Courthouse Square Apartments) to Katrisha Kelly of the Ann Arbor Housing Commission.

This email letter was dated roughly November 26th through November 28th of 2021 (when I asked Miss Kelly the SPECIFIC date of the email, she said she could not remember) and it specifically concerned the rental increase for me effective January of 2022.

I'm also looking for several documents from Jennifer Mitchell to me where she is stating that I am abusing the staff/maintenance men, this would have been dated around March of 2021.

And also a copy of the letter she had placed under my door : It was a 30-day or more late notice of not turning in my LIHTC paperwork and being in severe violation of not setting up an appointment to meet with her or her staff to rectify the matter. It also threatened possible eviction because of these "alleged" violations.

This letter was given to me the first part of January, 2021. It's ironic that KMG Prestige gave me a 30-day late notice for LIHTC violations, since they nor the owners of Courthouse Square Apartments were not even in legal possession of the property 30 days before the violation notice was issued to me. Just saying...

Also, I need copies of the email letter sent from April, Jennifer Mitchell's assistant, dated around October 1st of 2021, where she thanked me for being so prompt and consistent with returning the documents she had requested for my 2022 LIHTC certification.

I also need a copy of the demand for possession letter sent from Jennifer Mitchell dated two or three days AFTER the email from April. This will be the letter that said I was in violation of the LIHTC certification, and listing the specific documents she stated I had yet to turn in. It's ironic that the documents she used as validation for issuing me the demand for possession, were many of the same documents that April had thanked me for because I had turned them in to the office so promptly. Just saying...

Also need copies of the email letter sent to Courthouse Square management requesting contact information for the owners of Courthouse Square Apartments. This email would have been dated roughly the middle of 2021 or before.

Lastly, I need a copy of my 2021 Courthouse Square lease. My lease renews on January 1st of each year, and of course as you know, KMG Prestige only took over management of Courthouse Square Apartments scant weeks before January 1st of 2021.

Kelly, the previous community manager, was supposed to have gotten my lease signed weeks prior to KMG assuming management of the apartment complex. Instead, she blew me off and said "just let the other management company get your lease signed".

That is how my Courthouse Square lease was signed and renewed for the 2021 year by a member of KMG Prestige staff, Jennifer Mitchell. Her signature, as the community manager in charge of this Courthouse Square property, makes that lease a legal and binding document. That is the lease I am requesting a copy of.

Thank you so much, you've always been very kind, helpful and pleasant to both me and the other residents. (That is what is being said about you, by other residents.) You are a favorite with the residents by the way, and they want you to stay.

Have a good day, and I hope to hear from you soon. [REDACTED]