

Rights and Duties of Tenants Booklet

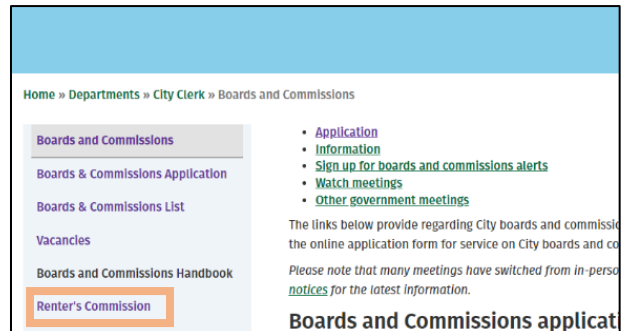
- Distribution Report (attached)
- The Clerk’s Office is working to update the City-written section to include recent ordinance changes.
- The Clerk’s Office will attempt to include graphics/infographics to assist in communicating recent changes.
- The Clerk’s Office is working on developing flyers to hand out to landlords when they come to pick up booklets (current versions attached)

Rental Housing

- Rental Housing staff provided information about a trend they are seeing regarding tenants being asked to sign as agents
- Clerk’s Office staff provided Rental Housing Services with the text and graphics from the Renters Commission [Rental Housing Laws in Ann Arbor](#) webpage

Renters Commission – General

- 9/21/2023 Rent Control Motion was a Clerk Report item on the City Council agenda at their 10/16 Meeting
- Email subscriptions are up to 538
- A visible tab is now located on the Clerk’s Office [Boards and Commissions](#) webpage
- Instagram post on 10/12/23 about current vacancy on the Renters Commission.



Right to Renew

Section 8:531 of the Housing Code (Chapter 105) of the Code of the City of Ann Arbor

This law requires landlords in Ann Arbor to make a good faith offer to renew a lease to a tenant 180 days before the end of the current lease, unless the landlord can establish good cause not to renew to the current tenant (and they notify the tenant in writing). Relocation assistance is mandated if a landlord fails to offer a renewal or show good cause not to renew.



Relocation Assistance

Equal to 2-month's rent based upon the current lease.



Does this apply to my lease?

This ordinance applies to leases entered into, renewed, or renegotiated after October 16th, 2022.



Good Cause

- The tenant has not accepted the renewal offer in writing within the time allowed
- The tenants who accepted the renewal offer, along with any replacement tenants acceptable to the landlord, have not returned a signed lease to the landlord within 10 days of receipt.
- The landlord can demonstrate a justification for not offering renewal (the same justification need to evict a tenant)
- The owner or a member of the owner's immediate family is going to occupy the unit for a succeeding term*
- The owner isn't going to rent the unit for a succeeding term

*"Immediate family" includes the owner's domestic partner or spouse, parents, grandparents, children, siblings, as well as the siblings or parents of the owner's domestic partner or spouse

To File a Complaint

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

Early Leasing Ordinance (ELO)

Section 8:530 of the Housing Code (Chapter 105) of the Code of the City of Ann Arbor

This ordinance tells landlords when they can start asking current tenants to renew their lease and when landlords can enter a lease with the current tenant.

It also tells landlords when landlords can start showing occupied units to prospective tenants

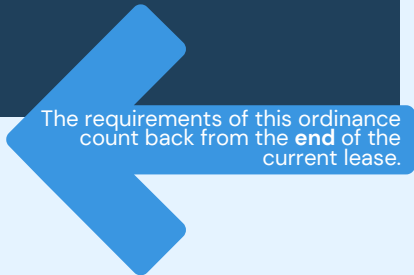
ELO Timeline

For lease terms of 8 Months or More

240 Days before end of lease	180 Days before end of lease	150 Days before end of lease
Landlord must provide current tenants terms and conditions for a new lease, not later than 180 days before the end of the current lease*	Tenant has at least 30 days to decide if they want to renew	A landlord can lease the unit to another tenant during the last 150 days of the current lease

*A landlord must provide a second notice if the first notice was sent earlier than 240 days before the end of the lease

A landlord can show prospective tenants an occupied unit during remaining 150 days of the current lease



To File a Complaint

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