



MEMBER OF
MONROE COUNTY LANDLORD ASSOCIATION
MICHIGAN RENTRAL HOUSING ASSOCIATION

January 23, 2025

President:	LeRoy Peters	777-6014	P.O. Box 852, Monroe, MI 48161
Vice President:	Scott Bredschneider	777-6565	2110 Rauch Rd, Erie, MI 48133
Treasurer:	Connie Ammerman	730-3826	6400 Zink Rd, Maybee, MI 48159
Asst Treasurer:	Barb Runyon	289-4273	P.O. Box 852, Monroe, MI 48161
Newsletter Editor:	Debbie Peters	457-5086	P.O. Box 852, Monroe, MI 48161
Secretary:	Victoria Simonelli	693-7379	2916 Sharon Dr, Monroe, MI 48162

Guest Speaker: Senator Joe Bellino (absent – will reschedule)

Meeting called to order at 6:52 PM by President LeRoy Peters.

1. Leroy read over October 2024 meeting minutes
 - a. Minutes accepted by Connie
 - b. Seconded by Debbie
2. Carbon Monoxide Detector placement
 - a. City of Monroe does not require Carbon Monoxide detectors
 - b. Section 8 does require Carbon Monoxide detectors on each level
3. Monitoring of vacant properties
 - a. Suggestion to use hidden motion-activated game cameras with SD-Card local storage
4. Discussion on how landlords collect rent
 - a. Tenants deposit directly into landlord's bank account
 - b. Zelle (may not work for all banks)
 - c. In person - cash, check, or money order
 - d. www.apartments.com (can process credits cards this way)
5. Who pays the plumber if the tenant refuses?
 - a. Tenat's fault:
 - i. Landlord pays plumber but can bill the tenant
 - b. Issues caused by roots and other non-tenant caused issues
 - i. Typically landlord pays



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6. Renter Insurance
 - a. Protects tenant property from fire, etc.
 - b. Some landlords require tenants to have it
 - c. Landlord can be added as an “additional interest” and receive notifications
 - d. It can be added to some auto-insurance policies
7. What happens if a house becomes uninhabitable?
 - a. Landlord may be responsible for hotel cost
 - b. Renter insurance may pay for hotel cost
 - c. Landlord’s house insurance may pay for hotel cost
8. Utilities in multi-family buildings
 - a. Multiple gas and electrical services with separate meters can be installed
 - b. Landlord may be responsible for splitting water line and adding additional meter for other units and billing tenants accordingly
9. HVAC Installation & Replacement
 - a. Permits must be pulled for installing or replacing water heaters, furnaces, and AC units. Landlords can be fined if done without permit
 - b. Licensed technicians must be used to install and registered with the local municipality.
10. New laws regarding tenant source of income & Section 8 Vouchers
 - a. Landlords may not consider source of income as a deciding factor on whether to rent to a perspective tenant
 - b. This applies to section 8 – Landlord’s may not be able to universally decline accepting section 8 vouchers.
 - c. A landlord may not charge a Section 8 tenant more money “on the side” in addition to what Section 8 provides.
 - i. If caught, a landlord may have to return all the rent money contributed by Section 8.
11. How often do landlords inspect their houses?
 - a. Answers varied from monthly to not at all
 - b. 24 hour notice must be given to tenant
 - c. Valid reasons include smoke-detector tests, furnace filters, etc.
12. What defines a “bedroom” ?
 - a. Some say the room must have a closet or wardrobe

Meeting adjourned 7:50 PM



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Attendees:

Mike & Victoria Simonelli, John & Nina Hana, Lisa & Don Iott, Connie Ammerman, Leroy & Debbie Peters, Jim & Sandy Lang, Scott Bredschneider