



MEMBER OF
MONROE COUNTY LANDLORD ASSOCIATION
MICHIGAN RENTAL HOUSING ASSOCIATION

April 24, 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
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Guest Speaker: Senator Joe Bellino, Kathy Kackmeister (MCOP), Chelsea Pool (MCOP),
Celeste Williams (Disability Network)

Meeting called to order at 7:03 PM by LeRoy Peters.

1. Senator Joe Bellino Introduced himself
 - a. Republican State Senator, Lansing
 - b. Businessman who owned Broadway Market for 25 years
 - c. Tends to err on the of business owners
 - d. Votes in support of landlords
 - e. Democrats in Michigan want to ban credit checks for tenants
 - f. People in Lansing don't want to believe or hear about landlord issues
 - g. Disagrees with some of the egregious rental rules and laws
 - i. These rules tend to discriminate against landlords
 - ii. These laws are getting more and more strict
 - iii. Non-rental homes are not subject to these rules and regulations
 - iv. Scott mentioned that some local townships prohibit building new homes on less than 1000 square feet of land
 - v. To become a part of the decision-making process that affects landlords, contact Joe at 734-731-4142
 - h. Barb asked Joe to check on why court computers do not seem to provide as much information as they used to



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- i. Inquiry as to why court judges allow tenants more time to apply to MCOP, even knowing that MCOP is out of funds
 - i. Tenants can play the system to get more time
- j. The eviction process may change from judge to judge
- k. Michigan government is currently split – This is preventing even more anti-landlord decisions from being made
- l. Question was asked if DOGE would be auditing Michigan government
 - i. Joe responded that there are four committees in the house to review bookkeeping
- m. Rental Inspection Fees
 - i. Money grab by the city
 - ii. They are arbitrary
 - iii. At least one landlord bills these inspections to the tenants, and he doesn't want to be caught in the middle between the tenant and the city
 - iv. Discrepancies between rental and non-rental housing expectations from the city
- n. There is currently a housing shortage, however, red tape is making it harder and harder to build new homes
- o. More and more things require a permit (such as replacing kitchen cabinets)
- 2. Speakers from MCOP (Kathy and Chelsea) introduced themselves
 - a. MCOP is a nonprofit organization
 - b. Their department focuses on rental units
 - c. Veterans
 - i. They can provide move in costs to homeless veterans
 - ii. This program is currently funded with money available
 - d. Youth Program
 - i. If a family has a child between the age of 16-24 they can qualify for a youth program
 - e. If a current or potential tenant claims to be awaiting approval or funds from MCOP, a landlord can call and they will confirm if it is true or not
 - f. Section 8 is closed and has been for six months with no update
 - g. MCOP can provide assistance with water costs if tenants are behind on bill
 - h. MCOP provides people looking for housing with a list of local landlords and rental companies. Landlords can ask to be put on this list



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- i. MCOP will provide fair market rent – this includes the cost of rent and utilities combined
- j. Barb requested that MCOP let court judges know when they are out of funding so that tenants under eviction are not given extended time to apply
- k. MCOP will not pay late fees
- l. Once MCOP assists with rent, that person must wait a full year before receiving aid again
- m. Senior Resource Department
 - i. Ages 60 and over
 - ii. Currently funded with money available
- 3. Celeste Williams (Disability Network) introduced herself
 - a. Disability Network assists tenants with budgeting for rent and utilities
 - b. They do not provide any funding
 - c. Many people wait until they are several months past due and being evicted before reaching out – by then it is usually too late
 - d. Tenants should reach out immediately when they realize they will be late with rent
 - e. Educate people on evictions – they are a “housing felony”
 - f. Educate people on life skills
 - g. Explain to people that government aid and assistance is meant to be temporary, not a life choice that exists forever
 - h. Landlords can and should refer tenants that are struggling or late with rent to Disability Network
 - i. Disability Network often works with MCOP and vice-versa
 - j. Helps people apply for social security
- 4. Motion made by LeRoy to adjourn
 - a. Second motion by Debbie
 - b. Meeting adjourned, 8:13 pm

Attendees:

Sen. Joe Bellino, Kathy Kackmeister, Chelsea Pool, Mike & Victoria Simonelli, LyTisha Lee, Carolyn, Scott, Arnie, Ana & Aurora Bredschneider, John, Christa, Beniah, & Lill Christa Klyder, David Endresak, Barb Runyon, Tom Wagner, Connie Ammerman, Susan Hutchison, LeRoy & Debbie Peters, Celeste Williams, Nina & John Hana, Judy Freeman, Lisa & Don Iott, Sandy Lang