



**MEMBER OF**  
**MONROE COUNTY LANDLORD ASSOCIATION**  
**MICHIGAN RENTAL HOUSING ASSOCIATION**

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July 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
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: N/A

Meeting called to order at 6:56 PM by LeRoy Peters.

1. Per LeRoy, the eviction process has changed at the courthouse. If you have an attorney, that attorney must electronically file the paperwork. (Although you can file normally without an attorney and then add an attorney later on.)
2. LeRoy has other tenants serve the court documents to tenants being evicted – you do not need to use the list of process servers at the courthouse. However, the person that does it must be sure to do it correctly.
3. Connie talked about a scenario where a tenant paid rent up front for the entire year but later acquired a pet dog against the lease. She was willing to provide an exception and allow the dog if the tenant paid a fine and additional monthly pet rent, but the tenant didn't agree.
4. Pet fees – they can be in excess of \$100 / month
5. Housing prices were discussed – The cost of houses is much higher then it used to be. Houses are selling for way over the initial asking price.
6. Yardwork and maintenance
  - a. Some landlords provide or sell lawn mowers to tenants, who are then responsible for the upkeep.
7. Michigan court records for tenant background checks
  - a. Visit <https://micourt.courts.michigan.gov/case-search/>
  - b. Click on “Continue” at the bottom right of the page



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- c. Type "Monroe" into the search box to find Monroe County
  - d. Select "1<sup>st</sup> District Court" (for most things) or "38<sup>th</sup> Circuit Court"
  - e. Type in the person's last name and first name and click "Search"
- 8. Motion for adjournment by Debbie
    - a. Seconded by Connie
  - 9. Meeting Adjourned, 7:52 PM

Attendees:

Mike & Victoria Simonelli, LeRoy & Debbie Peters, Scott & Cary Bredschneider, Connie Ammerman, John & Nina Hana, Barb Runyon