



MEMBER OF
MONROE COUNTY LANDLORD ASSOCIATION
MICHIGAN RENTRAL HOUSING ASSOCIATION

October 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: NA

Meeting called to order at 7:10 PM by President LeRoy Peters.

1. Evictions

- a. If an attorney is handling an eviction and filing the paperwork with the court, the attorney must file electronically.
- b. If you file without an attorney, you can still file in person for the time being.

2. Property Taxes

- a. Is it possible to get someone to figure out comps and do the paperwork to get lower taxes?
- b. Lynette debates the taxes with the city and shows pictures of the property while dilapidated and gets it assessed at that time. The tax rate is then locked in until it is sold again, even after the property is fixed up.
- c. Taxes jump a lot when a property is sold – it is re-assessed again by the new sale value.
- d. In many cases, people on fixed income or social security cannot afford the property tax – some bills are being lobbied to offset this, but they may not pass.

3. Tenant Applications

- a. Do you make them fill out all the information, such as driver's license number, social security number, etc...



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- b. Online Services for rental applications and screening. Some offer rent payment options for tenants:
 - i. Mysmartmove.com (from TransUnion)
 - ii. Apartments.com
 - iii. Bad credit is not necessarily an end-all / be-all
- c. Always look up local court records:
<https://micourt.courts.michigan.gov/case-search/>
- 4. Landlords in the City of Monroe
 - a. Are not liked by city officials
 - b. No more multi-family conversions in the city limits
 - c. City will not admit responsibility (sewer backups, etc...)
 - d. Barb had a property for sale – city hired lawyer to take her to court to purchase the property for development, when all they had to do was make her the offer
 - e. Lawyers from out-of-town think the Monroe legal system is a joke
- 5. January Meeting
 - a. January 22 at Quatro's
 - b. Dinner at 6:00
 - c. Meeting at 7:00
 - d. Guest speaker(s): Judge Michael Brown
- 6. Motion to adjourn made by Debbie
 - a. Seconded by Lisa

Meeting adjourned: 8:07 PM

Attendees:

Mike & Victoria Simonelli, LeRoy & Debbie Peters, Tom Wagner, Barbara Runyon, Connie Ammerman, Lisa & Don Iott, Jeff & Lynette Fisher