



MEMBER OF

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

April 23, 2026

President:	LeRoy Peters	777-6017
Vice President:	Scott Bredschneider	777-6565
Treasurer:	Connie Ammerman	730-3826
Asst Treasurer	Barb Runyon	289-4273
Newsletter Editor:	Debbie Peters	457-5086
Secretary:	Victoria Simonelli	693-7379

Guest Speakers: N/A

Meeting called to order at 7:04 by President LeRoy Peters

I. Cary Bredschneider on DIY Background Checks

A. Michigan Court System search instructions can be found here:

<https://www.mcla.mvrentals.org/wp-content/uploads/2026/05/DIY-background-checks.pdf>

B. TransUnion SmartMove

1. They recently stopped including evictions on background checks

C. Some tenants try to fool “private” landlords - do due diligence

1. Check their public social media

2. Confirm employment

3. Call references, previous landlords, etc

4. Tenants need to authorize you to check their info - include this authorization on your application!

D. COVID prompted a lot of changes (moratorium, etc...)

E. Question was asked by Don if anyone had used a service called Grand Slam for background checks. No one responded that they had

F. Lisa asked if any landlords do application fees - Some responded yes, and some responded no



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- G. Some credit report services come back with “resident scores” that attempt to determine if a tenant is suitable or not
- H. LeRoy suggested doing at-home visits with potential tenants at their current address to see how they live
- I. Victoria asked about filing for garnishments of state tax returns
 - 1. Go to courthouse or online and submit it by October of each year
 - 2. Landlord / Tenant judgments are good for ten years
- J. Barb used to ask for a copy of potential tenants’ Credit Karma report. This shows they are willing to do the legwork
 - 1. Be careful of this approach - AI can convincingly duplicate these reports
- II. Lisa spoke to Economic Development personnel and inquired about coming to meetings

III. Adjournment

- A. Motion by Lisa to adjourn the meeting
- B. Second motion by Debbie
- C. Meeting adjourned, 8:45 PM

Attendees:

Mike & Victoria Simonelli, John & Lisa Iott, Leroy & Debbie Peters, Carolyn & Scott Bredschneider, Barbara Runyon, Nina & John Hana