



MEMBER OF

MONROE COUNTY LANDLORD ASSOCIATION MICHIGAN RENTAL HOUSING ASSOCIATION

May 28, 2026

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

Guest Speakers: N/A

Meeting called to order at 7:00 PM by President LeRoy Peters

I. Insurance, Lawsuits and Cameras

- A. Scott Hall had a tenant that slipped and fell and didn't report the incident to Scott. The tenant is now suing him. His insurance is possibly willing to pay her up to \$25,000 to not have to deal with it. It is in his lease that tenants are responsible for snow and ice removal. The tenant had cameras previously, but they were mysteriously taken down prior to the incident.
- B. Renters insurance may only cover if someone else falls, not the actual tenant (verify this with each policy.)
- C. LeRoy had an incident where there was a domestic dispute that was staged on his property for the purpose of suing. The case was settled for \$35,000.
- D. Cameras are allowed in public or common areas. It may be beneficial to install them.
- E. Tenants attempted to sue LeRoy for falling down stairs. However, LeRoy had cameras that proved the incident occurred because tenants were involved in a fight.
- F. Some cameras require internet access to work, others do not.
- G. Tenants may have up to two years from the date of the incident to sue.
- H. It should be stated in leases that tenants have 48 hours to report any incidents to the landlord.



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- I. Victoria has a tenant that filed a \$30,000 insurance claim because of a small leak in a bedroom closet ceiling.
- J. Victoria also had tenants in an upper unit of a duplex flood the lower unit and the lower unit tenant's insurance covered the cost of a hotel until the damage was repaired.
- K. Barb had tenants burn down a garage and the tenant's insurance refused to cover the building, stating that it is covered by the landlord's home owner's policy. Barb's option would be to sue the tenants personally, and then the renter's insurance should kick in for liability.

II. MCLA Website

- A. An informational website exists for our group that is maintained by Mike Simonelli. This site is located at <https://www.mcla.mvrentals.org>. It contains MCLA meeting minutes, a calendar of our events, and other useful information for landlords.
- B. Contact information can be added to website, if so desired.

III. Security Deposits & Move-In Fees

- A. It was suggested to charge a nonrefundable move-in fee and less of a security deposit.

IV. Rent & Rent Raises

- A. Connie asked if everyone routinely raises rent. Responses varied, but many said no. She started raising all of her units by \$100 and it caught some off guard, as opposed to doing a little bit each year.
- B. Victoria asked how landlords decide what rate to charge for rent. Some go by what Section 8 will pay.
- C. Landlords may charge extra rent for additional people (adults) that are moved into the unit. This should be stated in the lease and each additional person should be added to the lease. When evicting tenants, add "and all others" to make sure the eviction applies to all people living in the unit.

V. Service Animals

- A. New federal laws require service animals to be trained and documented.

VI. Tenant Disputes with Neighbors



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- A. Nina's unit has a neighbor that complains about the tenant. The neighbor claims that Nina is responsible for the tenant as her landlord. The tenant is clean and nice and the complaints are unwarranted.

VII. Leases

- A. It is suggested to have tenants initial every page of a lease and read over the lease with them as they initial.

VIII. Egress and Inspections

- A. Rooms must have the proper egress methods. For instance, a basement with only one way out will fail a city inspection if there is a bed that appears to be used to sleep in.

IX. New Eviction Methods

- A. Lawyers need to file everything electronically now for eviction proceedings. Landlords may still do the paperwork in person, but if doing so should not put a lawyer's name on the forms at this time.
- B. Barb stated that the court may now be authorized (for a cost) to perform the mailing of the complaints to tenants. This can save a couple of weeks time.

X. Meeting Adjournment

- A. Motion to adjourn made by LeRoy
- B. Motion seconded by Debbie
- C. Meeting adjourned at 8:17 PM

Attendees:

Victoria Simonelli, LeRoy & Debbie Peters, Connie Ammerman, Barb Runyon, John & Nina Hana, Tom Wagner, Scott Hall, Don & Lisa Iott