



MEMBER OF

MONROE COUNTY LANDLORD ASSOCIATION MICHIGAN RENTAL HOUSING ASSOCIATION

July 23, 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

Meeting called to order at 7:09 PM by President LeRoy Peters

I. Permits & Inspections

- A. Code requires someone with a builder's license to pull permits on rental units unless the cost is under \$600. Home owners are allowed to do their own work on the house they live in but not in rental units.
- B. Frenchtown does not currently require rental inspections, however, it is good practice to follow the City of Monroe's expectations since Frenchtown's building department insists they will be doing them in the future.
- C. Lasalle Township is getting an assistant inspector (Charlie?)

II. Evictions and other issues

- A. When filling out eviction forms, be sure to add "et al" to the people being evicted to cover everyone in the unit.
- B. Scott Hall lawsuit update - He won
- C. Judge Horkey tends to side with landlords (he was a prosecutor). Judge Eicher tends to side with the tenant (she was a public defender).
- D. Some landlords prefer only month-to-month lease (Fishers, Scott Hall). It can make evictions easier since the lease ends sooner
 - 1. There does not need to be a lease-signing each month. Language in the lease permits it to automatically renew each month unless terminated.
- E. Be strict with late fees for late payments

III. Adjournment



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A. Motion to adjourn by Debbie

B. Seconded by Lisa

C. Meeting adjourned, 7:52 PM

Attendees:

Mike & Victoria Simonelli, LeRoy & Debbie Peters, Connie Ammerman, Scott Hall, Don & Lisa Iott, Scott, Cary & Anna Bredschneider, John & Nina Hana, Jeff & Lynette Fisher