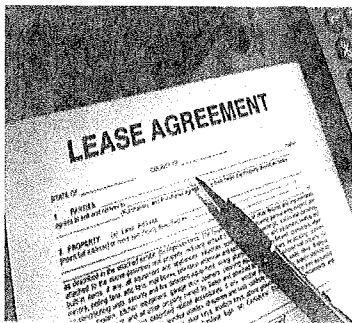


Important Information & Resources for Renters

When Signing a New Lease or Finding a New Apartment:

To make sure that the owner is the true owner of the property, you can check the Wayne County Treasurer's Office website at www.waynecounty.com/PTA/. This will also let you know if the landlord is behind on taxes. If there is tax debt, it is possible that he/she may also be behind on mortgage payments.



If You Want to Withhold Rent Due to Repairs:

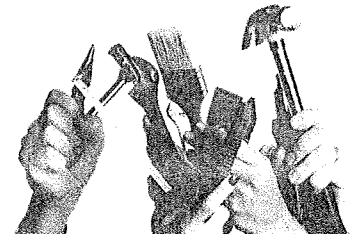
Tenants can withhold rent due to "reasonable" repairs, but there is a specific steps in order to prevent eviction

- Put the money in an escrow account so you can show that you were ready and willing to pay rent. DO NOT spend this money unless you are spending it on repairs.
- If you are spending it on repairs, you must save receipts.
- Make sure the amount of rent you withhold compares to the cost of fixing the problem. Do not withhold all the rent except for a very large repair.
- The Landlord Tenant Guide in this binder provides much more detail about this process. Please read this carefully before withholding rent.

If You are Facing Eviction:

If a landlord is trying to evict a tenant, they must follow a certain process, including going to court and obtaining an appropriate order. The landlord cannot make the tenant move out by methods such as changing the locks or cutting off utilities.

If you are facing an unlawful eviction, you can contact United Communities Housing Coalition or Legal Aid and Defender's Association.



Resources for Renters

Legal Aid and Defender's Association- Legal Aid will assist with several different legal issues, including landlord/tenant issues, utility shut-offs, benefit denials, and foreclosures. You can visit the clinic during walk-in hours on Mon. 9 a.m. – 11 a.m. or call Mon. 1 – 3 (family and tenant issues only), Tuesday 9 – 11 a.m. and Thursday 1 – 3 p.m. Client service office- 1240 Third Street, Detroit MI 48226; Phone- 877.964.4700 or 313.967.5800

Michigan Legal Services- If the house you are renting is in tax foreclosure, MI Legal Services can help you with options, including helping to buy your house through the tax auction. Visit their office at 220 Bagley, Suite 900, Detroit, MI 48226 on Monday, Wednesday, and Friday from 9:00 – 12:00 p.m. for assistance. Appointments are first-come, first-served.

Neighborhood Legal Services- Their Housing Advocacy program can offer assistance to families who are at risk for becoming homeless. Call 313.964.1975 for more information about this program.

United Communities Housing Coalition (UCHC) - UCHC offers assistance for renters facing evictions. Walk-in intake is on Tuesday and Thursdays; Phone advice is on Mondays, Wednesdays, and Fridays, Office- 220 Bagley, Suite 224, Detroit, MI 48226; Phone- 313.963.3310