

# We can stop slumlord abuse!

*Tenants, homebuyers  
and neighbors can  
organize to make  
it happen*



“As is” home for sale, Morningside

The city vows to uphold laws it has long failed to enforce...

## We need to make it real!

**Over 90% of Detroit landlords fail to comply with city ordinances** saying their rental properties must be inspected for needed repairs to the plumbing, roof, wiring, and garage to make the homes habitable. “Vulture” investors buy hundreds of tax-foreclosed homes and rent these blighted properties “as is” or sell them on scam land contracts that defraud buyers and often lead to their eviction.

**The city now promises to begin a staged “crackdown” on slumlords** and protect tenants in blighted homes when they withhold rent. (See reverse for details.) But if this PR campaign is to have any real teeth, it will take aroused tenants, land-contract homebuyers, and neighbors to push the campaign along, neighborhood by neighborhood.

**It’s time to target the leading vulture investors** and develop strategies that send this message: *Detroiters will no longer accept the destruction of our neighborhoods.*

**Bring your questions, concerns and ideas for  
organizing to the meeting and housing clinic on  
Saturday, February 24**

Noon – 2:00 pm

At Old St. John’s Church, 2120 Russell St. at Gratiot, just south of Eastern Market  
If you can’t come Saturday, join the weeknight meetings of Detroit Eviction Defense.

## YOU HAVE THE RIGHT TO LIVE IN A SAFE HOME

Did you know that under the law, every rental property in Detroit must be registered with the City of Detroit and have a Certificate of Compliance? Otherwise, it is an illegal rental. To obtain a Certificate of Compliance, the property must pass a City inspection. You can ask if your landlord has obtained a Certificate and request an inspection by calling the Building Safety Environmental and Engineering Department (BSEED) at (313) 224-2733. If you are currently living in unsafe conditions, contact the organizations listed below to discuss your options.

<b>Lakeshore Legal Aid</b> Counsel & Advocacy Law Line: (888) 783-8190	<b>Michigan Legal Services</b> (313) 964-4130	<b>United Community Housing Coalition</b> (313) 963-3310
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## NEW ENFORCEMENT ORDINANCE

Although current law requires that landlords obtain Certificates of Compliance and register rental units with the City, City officials have largely allowed landlords to ignore the rules. Slumlords took advantage of the lack of enforcement by moving people into homes in extreme disrepair, and evicting tenants if they fell behind on rent or lawfully withheld rent because of repair problems. The City of Detroit is finally cracking down on landlords who do not follow the law. In 2017, the City passed a new enforcement ordinance that requires landlords to bring all rental properties into compliance within two years. The ordinance, which will be implemented by zip code beginning in February 2018, will create:

- A public website that lets tenants know whether their property is compliant; and
- The ability for tenants to pay rent into an escrow account if their landlord is not compliant by the deadline for their zip code. Landlords will not be able to evict tenants solely for withholding rent due to non-compliance.

*Note: The new ordinance does not affect your right to withhold rent for repair issues if you notify the landlord of the problem and the landlord fails to make repairs within a reasonable time.*

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**Detroit Eviction Defense** ([detroitevictiondefense.org](http://detroitevictiondefense.org)) is a volunteer network of home owners, tenants, union members and community advocates united in the struggle against unjust foreclosures and evictions. **We meet every Thursday at 6 pm** at Old St. John's Church on 2120 Russell in Detroit, at the corner of Russell and Gratiot. Email us at: [detroitevictiondefense@gmail.com](mailto:detroitevictiondefense@gmail.com), or call: 313-530-0216