

Jacob Palasek

1628 Canterbury Trl Apr 10o
Mt Pleasant, MI 48858
(989) 824-8945
palasekj@compudocgr.net

Friday, July 18, 2025**ATTN: Property Manager**

Canterbury Apartments East
1517 Canterbury Trl
Mt Pleasant, MI 48858

Property Manager,**MAINTENANCE NEEDED AT OUR COMPLEX AND OUR APARTMENT****Hanging Hallway Light**

The bulb was replaced by one of the maintenance guys, but the light still does not come on at night or any other time.

Hallway Lights on the Ceiling

Two of these lights on the ceiling do not come on at night or any other time. One is directly over our door and because it is not on it is difficult to find the keyhole at night.

Light Above Rear Entry Door

This light does not come on at night as well.

Dishwasher

We were promised a replacement dishwasher would be installed on 6/10/2025. Twice one of the maintenance guys said they would be over the next day to replace it and did not.

Kitchen Counter

I bumped into the counter next to the stove lightly and it became dislodged from the wall. The problem is that it was attached with only one screw to the base.

Refrigerator

The area between the freezer and refrigerator is very hot all the time. Sometimes it is so hot that it almost burns. The condenser cooling fan motor does not work and is approximately 138 degrees F. The condenser itself is 132.2 degrees F. I was told eight days ago that maintenance man was going to order a new one. I could have ordered one myself on Amazon for \$15 and it would have been here in two days.

Front Entry Door Lock

It takes me 10 minutes to lock the door and about the same to unlock it. Cheyenna's key gets stuck in it. She called on 6/30/2025 and was told that someone would be over THAT DAY to fix it. It is seven days later, and no one has come over to fix it.

Outside Light Lamp Posts

I wondered why it is so dark at night in the parking lot and general area. I thought if I was a woman I would be scared to walk around here at night. So, I took a ride around both Canterbury and Oxford Apartments.

I found, at least, 21 of the outside lamp post lights are not on at night. Some of them are obviously physically damaged. And I found at least 5 of the lights above entry doors are not on at night.

Garbage Storage in Hallway

The person or persons across from us (1628 Canterbury Trl Apt 10p) leaves (stores) their garbage in the hallway outside their door. Sometimes this is for more than 24 hours. I have a picture if you wish to see it.

Respectably,

Jacob Palasek

PS: The next letter, if these things are not fixed within 30 days will be a certified letter to city code enforcement and the owner of this complex.

§ 39.06 GENERAL PROHIBITED PRACTICES.

Except as otherwise provided in § 39.07:

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(B) A person shall not coerce, threaten or retaliate against another for making a complaint or assisting in any investigation regarding a violation or alleged violation of this chapter. A person shall not require, request, conspire with, coerce or otherwise assist a person to retaliate against a person for making a complaint or assisting in an investigation.

MOUNT PLEASANT, MICHIGAN CITY CODE

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CHAPTER 150: BUILDING REGULATIONS

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§ 150.17 ENFORCEMENT.

The Building Official is hereby authorized and directed to enforce the provisions of the Code. For such purposes, he or she shall have the powers of a law enforcement officer and may issue appearance tickets in accordance with Public Acts 366 of 1984, being M.C.L.A. § 764.9c through 764.9g, or take any other legal action necessary for enforcement of the Code.

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PROPERTY STANDARDS

§ 150.30 ADOPTION OF 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE.

The city hereby adopts by reference the 2021 International Property Maintenance Code issued by the International Code Council, Inc., except those sections otherwise deleted or amended by the City Code.

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CHAPTER 39: HUMAN RIGHTS

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§ 39.06 GENERAL PROHIBITED PRACTICES.

Except as otherwise provided in § 39.07:

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(B) A person shall not coerce, threaten or retaliate against another for making a complaint or assisting in any investigation regarding a violation or alleged violation of this chapter. A person shall not require, request, conspire with, coerce or otherwise assist a person to retaliate against a person for making a complaint or assisting in an investigation.

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INTERNATIONAL PROPERTY MAINTENANCE CODE OF 2021

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CHAPTER 3

GENERAL REQUIREMENTS

SECTION 301

GENERAL

301.1 Scope. The provisions of this chapter shall govern the minimum conditions and the responsibilities of persons for maintenance of structures, equipment and exterior property.

301.2 Responsibility. The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy premises that are not in a sanitary and safe condition and that do not comply with the requirements of this chapter. Occupants of a dwelling unit, rooming unit or housekeeping unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit, rooming unit, housekeeping unit or premises they occupy and control

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SECTION 308

RUBBISH AND GARBAGE

308.1 Accumulation of rubbish or garbage. Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

308.2 Disposal of rubbish. Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner by placing such rubbish in approved containers.

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308.3 Disposal of garbage. Every occupant of a structure shall dispose of garbage in a clean and sanitary manner by placing such garbage in an approved garbage disposal facility or approved garbage containers.

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CHAPTER 4

LIGHT, VENTILATION AND OCCUPANCY LIMITATIONS

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402.2 Common halls and stairways. Every common hall and stairway in residential occupancies, other than in one and two-family dwellings, shall be lighted at all times with not less than a 60-watt standard incandescent light bulb for each 200 square feet (19 m²) of floor area or equivalent illumination, provided that the spacing between lights shall not be greater than 30 feet (9144 mm). In other than residential occupancies, interior and exterior means of egress, stairways shall be illuminated at all times the building space served by the means of egress is occupied with not less than 1 footcandle (11 lux) at floors, landings and treads.

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403.5 Clothes dryer exhaust. Clothes dryer exhaust systems shall be independent of all other systems and shall be exhausted outside the structure in accordance with the manufacturer's instructions

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CHAPTER 6

MECHANICAL AND ELECTRICAL REQUIREMENTS

601.1 Scope. The provisions of this chapter shall govern the minimum mechanical and electrical facilities and equipment to be provided.

601.2 Responsibility. The owner of the structure shall provide and maintain mechanical and electrical facilities and equipment in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy any premises that does not comply with the requirements of this chapter.

SECTION 607

DUCT SYSTEMS

607.1 General. Duct systems shall be maintained free of obstructions and shall be capable of performing the required function.