

Jacob Palasek

From: Jacob Palasek
Sent: Tuesday, December 2, 2025 4:02 AM
To: contactus@mhmltd.com
Cc: Jacob Palasek
Subject: Intent to Sue for Fraud and Breach of Lease

Jacob Nathaniel Palasek
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Tuesday, December 2, 2025

Millennia Housing Management, Ltd.
Email: contactus@mhmltd.com

Phone: (216) 520-1250
Subject: Intent to Sue for Fraud and Breach of Lease

Dear Millennia Housing Management,

I am writing to formally notify you of my intent to pursue legal action against Millennia Housing Management, Ltd. for fraud and breach of lease obligations at Canterbury East Apartments, Mount Pleasant, MI. Since my move-in date, the property has failed to provide multiple amenities and conditions that were advertised and promised, including:

- A functional dishwasher.
- A refrigerator with a working condenser cooling fan (non-functional since August 2025).
- Working rear entry lights in all buildings.
- Functional hallway lights in every building.
- A properly functioning apartment lock.

These failures constitute fraudulent misrepresentation and violate Michigan law, including:

- MCL 554.139 (Landlord-Tenant Relationship Act) requiring premises to be fit for intended use and maintained in reasonable repair.
- Truth in Renting Act (MCL 554.631 et seq.) prohibiting misrepresentation of amenities.
- Michigan Consumer Protection Act (Act 331 of 1976) prohibiting false, deceptive, or misleading representations.

Michigan law requires non-emergency repairs to be completed within a reasonable time, typically 30 days. These issues have persisted for over seven (7) months, far exceeding legal standards.

If immediate corrective action is not taken, my lawsuit will seek:

- Full reimbursement of all rent ever paid to your company.

- Treble damages under Michigan law for fraudulent misrepresentation.
- Attorney's fees and all other remedies available under state law.

Please treat this matter with urgency and provide a written response within seven (7) days detailing when these issues will be resolved. Failure to respond will confirm your intent to disregard Michigan law and tenant rights, and legal proceedings will commence without further notice.

Sincerely,

Jacob Nathaniel Palasek
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