

Fifth Argument – Repeated Violations of Quiet Enjoyment and Illegal Entry

The landlord and property management have repeatedly violated my **statutory right to quiet enjoyment** and my **possessory rights** under Michigan law through unauthorized entries into my apartment by unidentified, unlicensed individuals.

1. Inconsistent Use of 24-Hour Notices Shows Knowledge of the Law

On some occasions, management has left written notes stating, *“this is your 24-hour notice.”*

This proves that management **knows the legal requirement**, yet **chooses not to follow it consistently**.

2. Four Separate Illegal Entries by Unknown Individuals

There have been **four separate occasions** in which unidentified “maintenance” personnel—who carry no identification, show no credentials, and whose licensing status remains unknown—used management’s key to enter my apartment **without any notice**.

On each of these occasions:

- No 24-hour notice was given.
- No emergency existed.
- I did not consent to the entry.
- These individuals stated things such as, *“I’ll be back in a couple days,”* and then used their key to enter again.

On multiple occasions, I walked out of my bedroom to find **men I did not know inside my apartment** without authorization.

This constitutes a clear violation of Michigan landlord-tenant law.

3. A Fifth Unauthorized Entry – Refrigerator Incident

The property manager later told the housing inspector that:

“Management came over and cleaned the refrigerator.”

This occurred while **neither I nor my roommate were present**, meaning management entered the unit **without notice, without permission, and without emergency justification**.

This constitutes the **fifth violation** of my quiet enjoyment and possessory rights.

4. Impact on Safety, Privacy, and Statutory Rights

These repeated unauthorized entries:

- Violate Michigan's requirement for proper notice,
- Disturb my right to quiet enjoyment,
- Interfere with my possessory interest in the leased premises,
- And create a legitimate fear for my personal safety, as unknown individuals have entered my home repeatedly without warning.

Management's pattern of behavior demonstrates a **willful disregard** of Michigan landlord-tenant law and a reckless indifference to tenant safety, privacy, and legal rights.