

FORMAL HOUSING CODE COMPLAINT

Jacob Palasek

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Monday, March 2, 2026

Chief Housing Code Inspector

Fire Chief Doug Lobsinger
804 E. High Street
Mount Pleasant, MI 48858
Phone: (989) 779-5152
dlobsin@mt-pleasant.org

RE: Formal Housing Code Complaint – 19 Days Without Safe Refrigeration; Replacement Unit (19 years old) Also Failing

Dear Chief Housing Inspector,

This letter serves as a formal complaint requesting that your office record and acknowledge a health and sanitation issue in my rental unit. I am filing to ensure there is an official record and to preserve my statutory protections against retaliation, including the 90-day presumption that applies when a tenant has recently taken official action with a government agency (MCL 600.5720(2)).

1) Facts & Timeline

- **Original refrigerator failure (Feb. 12, 2026):** The refrigerator supplied with my unit has been unable to maintain $\leq 40^{\circ}\text{F}$, making safe food storage impossible. I have temperature logs and photos. A landlord who supplies an appliance must still keep the premises in reasonable repair and compliant with health/safety laws (MCL 554.139).
- **Replacement refrigerator (Feb. 20, 2026):** Management delivered a 19-year-old replacement unit which is also failing to maintain safe temperatures ($\leq 40^{\circ}\text{F}$).
- **Total duration:** As of March 2, 2026, I have been 19 consecutive days without safe refrigeration, resulting in spoiled food, costs for ice, and inability to store perishable items.
- **Notice & nonresponse:** I notified the property manager in writing over a week ago and notified your office. No corrective action or written reply has been provided. Landlords must respond promptly to health/safety issues and complete repairs within a reasonable time.

2) Legal Basis & Authority

1. **Implied habitability / reasonable repair (MCL 554.139):** Michigan law requires landlords to keep rental premises in reasonable repair and comply with health and safety laws. When an appliance is supplied as part of the rental, the premises must be maintained in a safe and sanitary condition.
2. **Prompt action on health/safety repairs:** Landlords must respond promptly to conditions affecting health or safety and make repairs in a timely manner; for urgent health/safety issues the response time is accelerated.
3. **Retaliation protections / 90-day presumption (MCL 600.5720):** If a landlord initiates eviction or similar action within 90 days after a tenant takes official action to or through a governmental agency, there is a presumption of retaliation in the tenant's favor unless the landlord proves otherwise. Filing this complaint constitutes such official action.

3) Request for Action (or at Minimum, an Official Record)

4. Please record and acknowledge this complaint in your system and provide written confirmation of receipt.
5. If your office declines to inspect or enforce, please still provide written acknowledgment of receipt. This documentation is necessary to preserve my rights under MCL 600.5720.

4) Attachments Available Upon Request

- Temperature logs and dated photos of thermometer readings
- Communications to the property manager and to your office
- Evidence of food spoilage and ice purchases
- Timeline of events and receipts

Thank you for promptly recording and acknowledging this complaint. Please respond to confirm entry into your system.

Sincerely,

Jacob Palasek