

## **FORMAL NOTICE OF HABITABILITY VIOLATION & DEMAND FOR REMEDY**

### **Jacob Palasek**

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**Monday, March 2, 2026**

### **ATTN: Property Manager**

Canterbury Apartments East  
1517 Canterbury Trl  
Mt Pleasant, MI 48858

### **RE: Formal Notice of Habitability Violation – Failure of Both Supplied Refrigerators, Ongoing Health Hazard (19 Days Without Safe Refrigeration) Property Manager,**

I am providing formal written notice, as required under Michigan landlord-tenant law, regarding a serious and ongoing habitability violation in my rental unit. This issue concerns the failure of both refrigerators you have supplied, resulting in 19 consecutive days without the ability to safely store food.

#### **1. Timeline and Description of the Problem**

- Original Refrigerator Failure — February 12, 2026: Unable to maintain temperatures below 40°F.
- Replacement Refrigerator — February 20, 2026: A 19-year-old unit also failing to maintain safe temperatures.
- Total unsafe period: 19 days without a functional refrigerator.

#### **2. Legal Basis – Michigan Law**

Landlords must maintain rental units in reasonable repair and comply with health and safety standards (MCL 554.139). They must respond promptly to issues involving health or safety.

#### **3. This Situation Is a Habitability Violation**

The inability to safely store food for nearly three weeks constitutes a health and sanitation hazard and violates habitability requirements.

#### **4. Demand for Remedy**

Within 48 hours of receiving this notice, I request that you either:

- Repair the refrigerator so it maintains safe food storage temperatures, OR
- Replace it with a functioning refrigerator capable of maintaining temperatures at or below 40°F.

### **5. Notice of Tenant Remedies**

If unresolved, I will proceed with rent withholding (escrow), repair-and-deduct, or formal legal action.

### **6. Preservation of Rights**

This notice does not waive any of my legal rights. All rights are reserved.

Sincerely,

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Jacob Palasek