

STATE OF MICHIGAN

IN THE 76TH DISTRICT COURT FOR THE COUNTY OF ISABELLA

JACOB PALASEK,

Case No.: 26-00674 LT

Plaintiff,

v.

Hon.: Erik R. Janes (P42026)

CANTERBURY LLC / MT PLEASANT, and

MILLENNIA HOUSING MANAGEMENT, LTD.,

Defendants.

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[PROPOSED] EX PARTE TEMPORARY ORDER FOR EMERGENCY RELIEF

The Court, having reviewed Plaintiff's Emergency Verified Complaint and Motion and being otherwise fully advised, FINDS that Plaintiff has shown immediate and irreparable harm and a likelihood of success on the merits, and that the balance of equities and public interest favor relief.

IT IS HEREBY ORDERED that:

1. Within 48 hours of service of this Order, Defendants shall install in Plaintiff's unit a new or fully functioning refrigerator capable of maintaining 34°F-39°F and shall ensure the unit meets safe food storage standards at installation and shall document the center-shelf temperature at installation and approximately 24 hours later, by written log or time-stamped photograph, for presentation at the compliance hearing.
2. Defendants shall not retaliate against Plaintiff for requesting repairs or for filing this action.
3. Defendants shall preserve all records, communications, and work orders regarding Plaintiff's refrigerator from 1/1/2026 to present.

4. Food spoilage damages. Defendants shall reimburse Plaintiff for documented food spoilage losses in the amount of \$220.76, as itemized in Plaintiff's Exhibit F, without prejudice to additional amounts proven at a later hearing.

5. Reimbursement of immediate expenses (flat amount). Defendants shall reimburse Plaintiff a reasonable amount for service-related and preparation-related expenses (Certified Mail/Return-Receipt postage, printing, paper, ink, and mailing supplies) in the sum of \$\_\_\_\_\_, or such other amount the Court deems reasonable, without prejudice to later adjustment at final taxation of costs.

6. This Order is immediately enforceable by the Court; noncompliance may result in sanctions and contempt proceedings.

7. The Court sets a status/compliance hearing on

\_\_\_\_\_ at \_\_\_\_\_ a.m./p.m.

IT IS SO ORDERED.

Date: \_\_\_\_\_

\_\_\_\_\_

District Judge