

Jacob Palasek

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March 26, 2026

Canterbury Apartments East

Property Manager
1517 Canterbury Trail
Mount Pleasant, MI 48858

RE: FORMAL DEMAND FOR COPY OF LEASE AND CITY HOUSING LICENSE – Pursuant to Mt. Pleasant City Code §152.005(E)

To Whom It May Concern:

This letter serves as a formal written demand for (1) a complete copy of my signed residential lease agreement, and (2) a copy of the current City of Mt. Pleasant Housing License for this rental property.

Mt. Pleasant City Code §152.005(E) requires landlords to do **ONE** of the following:

- Display the current housing license in a conspicuous place; **OR**
- Attach the current housing license to the lease at the time of signing; **OR**
- Include the mandatory disclosure language in the lease informing the tenant that the housing license will be provided upon written request.

You have not complied with any of these requirements. No license is displayed anywhere on the property, and no license was attached to the lease when I signed in April 2025.

Additionally, because you have refused to provide me with a copy of my own lease despite TEN written requests, I have never been able to see the lease language. A disclosure clause hidden in a lease that is never provided to the tenant does not satisfy §152.005(E). Item 3 of the ordinance assumes the tenant is actually given the lease; otherwise, the required disclosure is never disclosed. Therefore, you cannot claim compliance under option 3.

I am therefore demanding the following:

1. A complete copy of my signed lease, including all addenda and disclosures.
2. A full copy of the current Mt. Pleasant Housing License for this property.

Please provide these documents **within 5 business days** of receiving this letter.

Failure to comply will result in this letter being used as evidence in court and may result in filing a motion to compel production of required documents. It will also be included as part of a retaliation claim under **MCL 600.5720** should any adverse action be taken against me.

Sincerely,

Jacob Palasek



MOUNT PLEASANT CITY CODE

§ 152.005 RESPONSIBILITIES OF OWNERS.

Every owner shall comply with the following provisions:

.....

(E) Display in a conspicuous place in the common way of the dwelling or dwelling unit a copy of the housing license or attach a copy of the then current housing license to the lease at the time of execution of the lease, or include the following provision in the lease:

“The City of Mt. Pleasant regulates rental properties within the city. Your Landlord will provide you a copy of the current housing license for your property without charge upon your written request to the Landlord. You may also acquire a copy of the current housing license for your property by contacting the Mt. Pleasant Fire Department at 989-779-5100.”