

LARA COMPLAINT – UNLICENSED WORKERS, LIFE-SAFETY VIOLATIONS, AND PROPERTY MANAGER MISCONDUCT

Submitted by:

Jacob Palasek
1628 Canterbury Trail Apt 100
Mount Pleasant, MI 48858
(989) 824-8945
palasekj@compudocgr.net

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Bureau of Professional Licensing Enforcement Division

P.O. Box 30670
Lansing, MI 48909

Michigan State Fire Marshal

3101 Technology Blvd, Suite H
Lansing, MI 48910

This report documents severe and repeated violations of Michigan law involving unlicensed electrical work, unlicensed mechanical work, falsified repair claims, unsafe practices, fire hazards, and deliberate concealment of worker identities at Canterbury Apartments East. These actions endanger more than 80 occupied apartment units across 10 buildings and place hundreds of residents at daily risk of fire, electrocution, appliance failure, and injury.

SECTION 1 — UNLICENSED ELECTRICAL WORK

Master Bedroom Light — Incident #1 (June 9, 2025)

Maintenance workers stated, “this is not the bulb, we have to rewire it.” Rewiring requires a licensed electrician. They are not licensed, did not show ID, and performed the work anyway.

Master Bedroom Light — Incident #2 (July 12, 2025)

The same light failed again. The same workers “re-wired” the circuit a second time—again illegally. Repeated wiring failures show hazardous work and complete lack of qualification.

Electrical Fixture Cut-Out (December 10, 2025)

A contractor sawed out a ceiling fixture, leaving exposed live wires, no grounding, and no junction box. This is illegal electrical work requiring a license, permit, and inspection.

SECTION 2 — UNLICENSED APPLIANCE & MECHANICAL WORK

Refrigerator Cooling Fan Failure — Incident #1 (July 26, 2025)

The condenser fan motor seized and reached 136–138°F—extreme overheating. Maintenance removed the motor, claimed to “clean” it, then reinstalled it knowing it was still seized. This is incompetent, unlicensed, and dangerous work.

Refrigerator Cooling Failure — Incident #2 (January 10, 2026)

The refrigerator cycled between 30°F and 50°F, was warm to the touch, and leaked water inside. Maintenance falsely claimed: “This is normal... it is just going through a defrost cycle.” This is NOT how GE Hotpoint defrost cycles operate. A qualified technician would know this.

Refrigerator Cooling Fan Replacement — Incident #3 (February 12, 2026)

The same unlicensed worker returned with the INCORRECT motor. When it did not fit, he CUT the wiring harness and spliced the wrong motor into the system. The replacement motor was for an evaporator fan (2200 RPM), not a condenser fan (~1200 RPM). This caused the fan blade to detach due to overspeed. This was reckless, unlicensed work.

Refrigerator Replacement — Incident #4 (February 20, 2026)

Maintenance delivered a 19-year-old refrigerator without testing it. It produced loud mechanical noises. The condenser was covered in a solid sheet of dust and running at 145°F. The evaporator fan shaft was loose with ~5° play—completely worn out. They clearly did not inspect it before installation.

SECTION 3 — IMPROPER HARDWARE & SAFETY FAILURES

Patio Door Handle Replacement (June 9, 2025)

Maintenance installed the wrong handle type, drilled new holes, and left bolts protruding an inch—capable of cutting someone’s hand. The handle broke weeks later. I replaced it myself with the CORRECT \$12 part. Every sliding door in the complex is the same model—they should have correct parts on hand.

SECTION 4 — LIGHTING FAILURES & ELECTRICAL HAZARDS

Hallway Lights

Multiple hallway lights have remained non-functional for months. Workers only replaced bulbs—even before the timers turned lights on at 6 PM—meaning they NEVER verified operation. Wiring or fixture failure has been ignored.

Improper Bulbs

A missing bulb over a rear exit was replaced with one so dim it produced ZERO candle-foot measured at one foot from the ground—total darkness. They clearly lack basic knowledge of proper illumination levels.

Entry Light — Fire Hazard

Entrance light is dim and flickering despite maintenance claiming “it works fine.” Measurements again show zero candle-foot at ground level.

SECTION 5 — NO WORK ORDERS, NO TRACKING, NO VERIFICATION

Maintenance uses:

- No work orders
- No documentation
- No verification forms
- No tenant signatures
- No proof of completed repairs

This allows them to falsely report repairs they did NOT complete. It also prevents accountability and hides the extent of unlicensed activity.

SECTION 6 — REFUSAL TO IDENTIFY WORKERS OR LICENSING

Workers repeatedly refused to:

- Give their names
- Provide the contracting company name
- Provide licenses
- Show ID

They present:

- No uniforms
- No marked vehicle
- No business cards
- No identification whatsoever

The Property Manager has refused to identify them despite at least FIVE written requests. This is deliberate concealment.

SECTION 7 — PROPERTY MANAGER MISCONDUCT

The Property Manager’s refusal to disclose who these workers are strongly suggests they:

- Are NOT licensed
- Are NOT legally registered contractors

- Are NOT permitted to perform regulated work in Michigan

She knowingly deploys unlicensed workers to perform dangerous regulated tasks, putting 80+ families at risk.

SECTION 8 — CONCLUSION

Based on all incidents above, it is clear the workers performing electrical, mechanical, and structural repairs at Canterbury Apartments East are NOT licensed, NOT trained, and NOT qualified. Their work violates Michigan licensing laws, creates direct fire hazards, and endangers all tenants. The Property Manager is deliberately concealing their identities to prevent verification and accountability.

Immediate investigation and enforcement action by LARA and all other STATE investigative bodies deemed appropriate is required.

Respectfully,

Jacob Palasek

Sworn Statement:

“I swear under penalty of perjury that the statements I have provided in this report are true and accurate to the best of my knowledge. I am fully willing to testify under oath regarding every incident described, and I have extensive supporting evidence including video recordings, photographs, emails, text messages, dated measurements, and written documentation. I will provide all evidence upon request to LARA, the State Fire Marshal, the Attorney General, law enforcement, or any other investigating authority.”

Signed: _____ Dated: _____

Jacob Palasek

