

DETROIT RIGHT TO RENEW

Detroit renters **deserve** more protections



The **Detroit Tenants Association (DTA)** is a tenant led, city wide organization that works to empower renters through advocacy, unity, education and collective action.

In collaboration with community, the DTA calls on the Detroit City Council to pass a **Right to Renew** ordinance with "Good Cause" protections, requiring that landlords offer lease renewals to current tenants with measures that prevent property neglect, tenant abuse, and unjust evictions.

In Michigan, a landlord is not required to give a reason for not renewing or extending a tenant's lease, leaving renters vulnerable. **Lawful tenants should have a right to stay in their homes.**

WHAT IS A RIGHT TO RENEW WITH GOOD CAUSE PROTECTIONS?

- Landlords must offer good-standing tenants a lease renewal at least 90 days prior to lease expiration
- Good Cause protections would prohibit a landlord from ending a lease OR ending a tenancy except for specific lease violations such as failure to pay rent, excessive damage, or other egregious infractions
- If a landlord violates such law, they will be required to pay relocation assistance to tenants equal to two months rent and penalized with an additional fine
- Should offer a first right of return for tenants who are displaced due to property renovations and rehabilitation projects
- Protections to include month-to-month leases or tenants without a lease

WHY DOES IT MATTER?

- Protects against discrimination
- Helps prevent unjust evictions
- Holds abusive landlords accountable when complaints are filed for maintenance neglect, fair housing laws, health and safety, and/or other relevant issues,
- Allows tenants to organize among themselves and operate tenant councils free from fear of retaliation
- Assists in stabilizing communities and curbs displacement of renters including seniors and families

Supported by

Communist Party USA ▪ Detroit Eviction Defense ▪ Detroit Will Breathe ▪ Detroit YCL
General Baker Institute ▪ Michigan General Defense Committee ▪ Moratorium NOW! Coalition
Party for Socialism and Liberation - Detroit ▪ We The People - Michigan



90,000 Detroiters live in inadequate housing, while **60,000 renters (20%) face eviction each year**
- U of M Poverty Solutions, 2022

Detroit's population is still declining. Around **10% of Detroiters have left the city due to evictions** in the last decade. It's unknown how many families were evicted due to a non-renewal of lease.



While evictions disproportionately affects low-income people of color, **Black women and families with children are at especially high risk.** Studies show that housing insecurity significantly contributes to negative health outcomes.

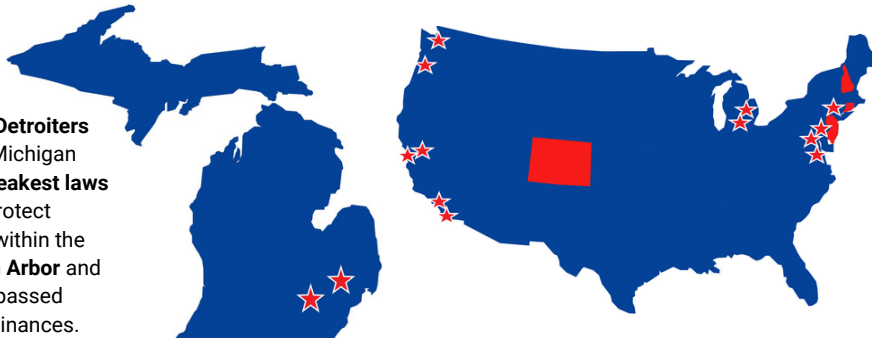
- Himmelstein & Desmond, 2021

Good Cause laws have been proven to **significantly reduce housing insecurity.**

- Cueller, 2019

Detroit was ranked the **worst city to rent in America** due to affordability and housing safety issues.
- CBS News, 2022

While **over half of Detroiters rent their homes**, Michigan has some of the **weakest laws in the country** to protect renters. However, within the last two years, **Ann Arbor** and **Birmingham** have passed Right to Renew ordinances.



Cities and States with Right to Renew/Good Cause laws

- Seattle ~ Portland ~ San Francisco
- Oakland ~ Los Angeles ~ San Diego
- Colorado ~ Connecticut
- New Hampshire ~ New York
- New Jersey ~ Philadelphia
- Baltimore ~ Washington D.C.

*And others are fighting to pass legislation...

Join Us in Supporting Right to Renew with Good Cause in Detroit

Sign the Petition
bit.ly/3nm9EBY



Take Action!



Email, write, or call your city council member to demand a Right to Renew Ordinance
<https://detroitmi.gov/government/city-council>



Mail, write, or call your city council member to demand a Right to Renew
<https://detroitmi.gov/government/city-council>



Show up on Tuesdays at 10am to City Council formal sessions to demand a Right to Renew to Council <https://detroitmi.gov/Online-CC-Meeting>

Let's build tenant power and fight together!

Join the Detroit Tenants Association

All Detroit Renters Welcome



Facebook.com/DetroitTenantsAssociation



DetroitTenantsAssociation@gmail.com



@DetroitTenantsAssociation



@DetroitTenants



Petition for Right to Renew in Detroit

Started on Monday, 01.16.2023
by the [Detroit Tenants Association](#)

Endorsed by:

[Moratorium NOW! Coalition](#)

[Detroit Will Breathe](#)

[Communist Party USA Michigan](#)

[Detroit YCL](#)

[Michigan General Defense Committee](#)

[We The People - MI](#)

[Detroit Eviction Defense](#)

[General Baker Institute](#)

[Party for Socialism and Liberation - Detroit](#)

Renters Deserve the Right to Renew our Leases and Protection from Unjust Evictions

We, the renters and residents of Detroit, implore members of the Detroit City Council to give renters the right to renew their leases by passing a Right to Renew Ordinance with Good Cause protections.

The Right to Renew Ordinance would require that landlords offer lease renewal terms to current tenants before seeking out new tenants. If for any reason a landlord violates such a law, the landlord will owe the tenant relocation assistance payment.

The additional Good Cause protections would impede unjust evictions by prohibiting landlords from ending a tenancy, except in cases of "good cause" such as lease violations, failure to pay rent, or other infractions.

Further explanation

Detroit rental laws currently inadequately protect the housing security of renters who across the city face the threat of displacement.

There was a time, not long ago, when the only people who wanted to live and rent in Detroit were long time Detroiters. There were more rentals available than people who wanted to rent them. Tenants were sought by landlords, and landlords were happy just to have good, paying, stable tenants. That time is over.

Now, everybody wants to live in Detroit. There are more people seeking rentals here than ever before and this new strong demand presents landlords the opportunity for increased income. Landlords are no longer happy just to have good, paying, stable tenants. They want to maximize their profit. An easy way to do this is for a landlord to simply not renew a tenants lease at the end of the term, at which point the tenant can be easily and legally evicted.

Also, the option to not renew a tenants lease is being used by landlords more and more as a form of legal retaliation. Tenants who might dare to raise maintenance issues and demand repairs, or those who engage their legal right to organize any efforts to hold landlords accountable; in these cases, it is easy for a landlord to retaliate by simply not renewing a lease and executing a legal eviction.

Furthermore, any Detroit renter that is not currently on a lease is considered an "at will" tenancy. Meaning that with the current tenant laws, this tenant can be evicted at any time, for any reason. Or, no reason at all.

This is why we demand a Right to Renew Ordinance that includes Good Cause protections.

Our housing security should not be based on the moral compass of our landlords. We demand protection from all evictions based solely on greed and retaliation.

Renters should be given the right to renew their leases if they so choose, and be able to live free from the threat of an unjust eviction.

As City Council Members, each of you has the power to propose new city ordinances as well as to make revisions to existing ones. We ask you to support renters rights by instituting a Right to Renew Ordinance with Good Cause protections.

We hope that when given the opportunity, you vote yes to give Detroit renters a Right to Renew Ordinance with Good Cause protections.

Proposed Legislation

Applicability

This article shall apply to all housing accommodations except premises otherwise subject to regulation of rents or evictions pursuant to state or federal law, to the extent that such state or federal law requires “good cause” for termination or non-renewal of such tenancies. This article shall not apply to fraternity houses, sorority houses, or student cooperative housing.

Renewal of Lease

If a landlord does not make a good-faith offer to renew a written lease for each tenant before the end of the current lease period, the landlord shall pay relocation assistance as set forth below, unless the landlord has “good cause” to not offer renewal.

Relocation Assistance

The Relocation Assistance payment should be equal to two month’s rent.

Good Cause Protection

Prohibits landlords from ending a tenancy, except in cases of “good cause” such as lease violations, failure to pay rent, or other infractions.

*This proposed legislation may be further amended. However, the fundamental principle will remain the same. A “Right to Renew,” would require landlords to offer a lease renewal to current tenants or compensate them for relocation. Good Cause Protections would prohibit landlords from ending a tenancy, except in cases of “good cause.”

Sign the Petition to support Right to Renew here in Detroit!

[Click Here](#)

THANK YOU!

After you sign the petition, your first name and zip code will appear here:

| # | Name: | Zip Code: |
|----|-----------|-----------|
| 1 | Steven | 48202 |
| 2 | Sharif | 48201 |
| 3 | Maya | 48210 |
| 4 | Evan | 48227 |
| 5 | Stryker | 48220 |
| 6 | Trenten | 48201 |
| 8 | Imara | 48210 |
| 9 | Chris | 48202 |
| 10 | Beck | 48216 |
| 12 | Sage | 48212 |
| 13 | Emma | 48224 |
| 14 | anais | 48206 |
| 15 | Bridget | 48202 |
| 16 | Amanda | 48206 |
| 17 | Willis | 48201 |
| 18 | Gabrielle | 48217 |
| 19 | Miranda | 48066 |
| 20 | Lisa | 48212 |
| 21 | Douglas | 48208 |
| 22 | Sammie | 48216 |
| 23 | Kate | 48208 |

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|----|-----------|------------|
| 24 | John | 48202 |
| 25 | Joseph | 48216 |
| 26 | Carly | 48204 |
| 28 | Diego | 48209 |
| 29 | Alex | 48236 |
| 30 | Rachel | 48201 |
| 31 | Rasheed | 48207 |
| 32 | Matthew | 48209 |
| 33 | Heidi | 48214 |
| 34 | Rukiya | 48224 |
| 36 | Amy | 48214 |
| 36 | Thomas | 48214 |
| 37 | Danielle | 48212 |
| 38 | Reid | 48202 |
| 39 | Christian | 48202 |
| 40 | Cynthia | 48223 |
| 41 | Joseph | 48202 |
| 42 | Zoë | 48224 |
| 43 | David | 48223 |
| 44 | Marie | 48238 |
| 45 | Alex | 48216 |
| 46 | Emma | 48206-2243 |

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|----|-----------|-------|
| 48 | James | 48209 |
| 49 | Brooke | 48206 |
| 50 | Nathan | 48203 |
| 51 | Samuel | 48202 |
| 52 | Richard | 48208 |
| 53 | Cori | 48201 |
| 54 | Alison | 48202 |
| 55 | Alyson | 48202 |
| 56 | Rachel | 48209 |
| 57 | Isabella | 48209 |
| 58 | Thea | 48209 |
| 59 | Cassandra | 48220 |
| 60 | Alice | 48203 |
| 61 | Madison | 48202 |
| 62 | Rion | 48214 |
| 63 | Nzingha | 48202 |
| 64 | Elise | 48212 |
| 65 | John | 48240 |
| 66 | Elena | 48210 |
| 67 | Alexa | 48206 |
| 68 | Jackie | 48213 |
| 69 | Deborah | 48221 |

| | | |
|----|-------------|-------|
| 70 | Vivian | 48221 |
| 71 | Roger | 48221 |
| 72 | Kendal | 48228 |
| 73 | Nicole | 48221 |
| 74 | Sharise | 48221 |
| 75 | Barbara | 48221 |
| 76 | Elisa | 48221 |
| 77 | Latonya | 48221 |
| 78 | Francisca N | 48221 |
| 79 | Raven | 48221 |
| 80 | Tina | 48221 |
| 81 | Aliqae | 48206 |
| 82 | Colin | 48226 |
| 83 | Cassandra | 48221 |
| 84 | Taylor | 48089 |
| 85 | Donovan | 48089 |
| 86 | Paul | 48216 |
| 87 | Dean | 48201 |
| 88 | Riley | 48221 |
| 90 | Peter | 48212 |
| 91 | Jessica | 48206 |
| 92 | Adesina | 48202 |

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|-----|--------------------|-------|
| 93 | Madison | 48201 |
| 94 | Dante | 48206 |
| 95 | Grey | 48207 |
| 96 | Mike | 48219 |
| 97 | Verbena | 48216 |
| 98 | Mary | 48218 |
| 99 | Sierra | 48197 |
| 100 | M Lewis | 48202 |
| 101 | Takiella | 48202 |
| 102 | Yvonne | 48202 |
| 103 | Cameron | 48212 |
| 104 | Patrick | 48201 |
| 105 | Detroit Club CPUSA | 48216 |
| 106 | Stryker | 48220 |
| 107 | Nora | 48209 |
| 108 | Deborah | 48195 |
| 109 | Annabel | 48216 |
| 110 | Kait | 48221 |
| 111 | Brian | 48214 |
| 112 | Amanda | 48203 |
| 113 | Mary | 48202 |
| 114 | Sydney | 48226 |

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|-----|-----------|-------|
| 115 | José | 48202 |
| 116 | Trishya | 48226 |
| 117 | Khila | 48202 |
| 118 | katlyn | 48217 |
| 119 | Paul | 48223 |
| 120 | Stephanie | 48202 |
| 121 | Jim | 48223 |
| 122 | Miriam | 48075 |
| 123 | Ali | 48202 |
| 124 | Eric | 48214 |
| 125 | Dean | 48201 |
| 126 | Edie | 48211 |
| 127 | Cassidy | 48202 |
| 128 | kofi | 48208 |
| 129 | Kaleigh | 48209 |
| 130 | David | 48224 |
| 131 | Lauren | 48205 |
| 132 | Miriam | 48207 |
| 133 | Miranda | 48240 |
| 134 | Rachel | 48103 |
| 135 | Veronica | 48216 |
| 136 | Valerie | 48221 |

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|-----|-----------------------|-------|
| 138 | Dakota | 48214 |
| 138 | jose | 48209 |
| 139 | Chablis | 48213 |
| 140 | Scott | 48201 |
| 141 | Teresa | 48067 |
| 142 | Minerva | 43614 |
| 143 | Elizabeth | 48214 |
| 144 | Gilvonnice | 48201 |
| 145 | gacarson327@gmail.com | 48201 |
| 146 | Kyleigh | 48201 |
| 147 | Cinthya | 48216 |
| 148 | Solomon | 48205 |
| 149 | Emily | 48201 |
| 150 | Lee | 48244 |
| 151 | Lee | 48226 |
| 152 | Crystal | 48209 |
| 153 | Guy | 48209 |
| 155 | Drew | 48212 |
| 156 | Solomon | 48207 |
| 157 | Leslie | 48212 |
| 159 | Alayna | 48226 |
| 160 | Destiny | 48221 |

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|-----|---------------------------------------|-------|
| 162 | Caitlin | 48209 |
| 163 | Hannah | 48227 |
| 164 | Jessica | 48079 |
| 165 | Jessica | 48079 |
| 166 | Michigan General Defense Committee | 48227 |
| 167 | Carlee | 48858 |
| 168 | Alizae | 48202 |
| 169 | Breanna | 48202 |
| 170 | Noah | 48201 |
| 171 | Adriana | 48207 |
| 172 | James | 48206 |
| 173 | Timitris | 48202 |
| 174 | Felix | 48202 |
| 175 | Shamica | 48202 |
| 176 | Arik | 48216 |
| 177 | N. Melina | 48214 |
| 178 | Loren | 48103 |
| 179 | Lindsey | 48089 |
| 180 | David | 48224 |
| 181 | Ariel | 48209 |
| 182 | Sharon | 48360 |
| 183 | Ariel | 48209 |

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|-----|-----------|-------|
| 184 | Taura | 48206 |
| 185 | Connor | 48221 |
| 186 | Ronald | 48235 |
| 187 | Autumn | 48202 |
| 188 | Danielle | 48214 |
| 189 | Sierra | 48197 |
| 190 | Iris | 48214 |
| 191 | Chaely | 48076 |
| 192 | Eric | 48198 |
| 193 | Noelle | 48067 |
| 194 | Alejandra | 48209 |
| 195 | Owen | 48067 |
| 196 | Rebecca | 48207 |
| 197 | Arianna | 48202 |
| 198 | Kennedy | 48202 |
| 199 | Kate | 48208 |
| 200 | Lisa | 48071 |
| 201 | Sam | 48207 |
| 202 | Jason | 48211 |
| 203 | Wanda | 48219 |
| 204 | Jayson | 48202 |
| 205 | Alison | 48202 |

