

Form DC 100d

DEMAND FOR POSSESSION TERMINATION OF TENANCY

Mobile Home Park-Mobile Home Owner (Just-Cause Termination)

Use this form to give notice to a tenant when you want to start eviction proceedings against a mobile home owner when terminating tenancy in a mobile home park.

STATE OF MICHIGAN	DEMAND FOR POSSESSION TERMINATION OF TENANCY Mobile Home Park-Mobile Home Owner Just-Cause Termination	
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TO: _____

1. The owner/operator, _____, of your mobile home park is terminating your tenancy for just cause as stated below and wants to evict you from

Name (type or print)

Address or description of premises rented (if different from mailing address):

(State reason[s] for terminating tenancy for just cause. See reverse side for acceptable reasons.)

2. You must move by _____ or the owner/operator may take you to court to evict you.

Date (*see note)

3. If the owner/operator takes you to court to evict you, you will have the opportunity to present reasons why you believe you should not be evicted. You also have 10 days from the date of this notice to request, by certified or registered mail to the owner/operator, an in-person conference with the owner/operator. You may have a lawyer with you at this conference. You are required by law to continue paying rent and other charges.

4. If you believe you have a good reason why you should not be evicted, you may have a lawyer advise you. Call him or her soon.

Date

Signature of owner/operator

Address

_____ Telephone no.

City, state, zip

*NOTE: If the lease agreement does not state otherwise, the owner/operator must give notice equal in time to at least one rental period.

CERTIFICATE OF SERVICE

I certify that on _____ I served this notice on _____

Date

Name

- by
- delivering it personally to the person in possession.
 - delivering it on the premises to a member of his/her family or household or an employee of suitable age and discretion with a request that it be delivered to the person in possession.
 - first-class mail addressed to the person in possession.

Signature

Court copy (to be copied, if necessary, to attach to the complaint)

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HOW TO GET LEGAL HELP

- Call your own lawyer.
- If you do not have an attorney but have money to retain one, you may locate an attorney through the State Bar of Michigan Lawyer Referral Service at 1-800-968-0738 or through a local lawyer referral service. Lawyer referral services should be listed in the yellow pages of your telephone directory or you can find a local lawyer referral service at www.michbar.org.
- If you do not have an attorney and cannot pay for legal help, you may qualify for assistance through a local legal aid office. Legal aid offices should be listed in the yellow pages of your telephone directory or you can find a local legal aid office at www.michiganlegalaid.org. If you do not have Internet access at home, you can access the Internet at your local library.

Mobile home owner's copy

**EXPLANATION OF JUST-CAUSE TERMINATIONS
FOR MOBILE HOME OWNERS RENTING LAND IN MOBILE HOME PARKS**

MCL 600.5775(2)

- (a) Use of site for unlawful purpose.
- (b) Failure by the tenant to comply with a lease or agreement of the park or with a rule or regulation of the mobile home park adopted under the lease or agreement, which rule or regulation is reasonably related to
 - (i) the health, safety, or welfare of the park, its employees, or tenants.
 - (ii) the quiet enjoyment of the other tenants of the mobile home park.
 - (iii) maintaining the physical condition or appearance of the mobile home park or the mobile homes on site.
- (c) A violation by the tenant of rules of the Michigan Department of Community Health (MDCH).
- (d) Intentional physical injury by the tenant to the personnel or other tenants of the mobile home park, or intentional physical damage by the tenant to the property of the mobile home park or of its other tenants.
- (e) Failure of the tenant to comply with a local ordinance, state law, or governmental rule or regulation relating to mobile homes.
- (f) Failure of the tenant to pay rent or other charges under the lease or rental agreement on time on three or more occasions during any 12-month period, for which the owner or operator has served a written demand for possession for nonpayment of rent and the tenant has failed or refused to pay the rent or other charges within the time period stated in the written demand for possession.
- (g) Conduct by the tenant upon the mobile home park premises, which is a substantial annoyance to other tenants or to the mobile home park, after notice and an opportunity to cure.
- (h) Failure of the tenant to maintain the mobile home or mobile home site in a reasonable condition consistent with aesthetics appropriate to the park.
- (i) Condemnation of the mobile home park.
- (j) Changes in the use or substantive nature of the mobile home park.
- (k) Public health and safety violations by the tenant.