Advice of Rights and Information (Landlord-Tenant)

This information explains your rights as a tenant (defendant) when your landlord has filed a case to evict you. They may also be asking the court to order you to pay money.

You should also have received separate information about where you can apply for rental or other housing assistance.

Read this form carefully.

Notice of Rights

1. **Attorney**
   You have the right to hire an attorney. If you cannot pay for one, the court must give you information about any legal aid assistance there might be for your area.

2. **Place where case will be heard**
   - You have the right to have your case heard in the county or district where the property, or any part of it, is located.
   - Look at item 3 on the attached summons (form *DC 104).* If the landlord (plaintiff) has checked the box saying that the case **is not** being brought where the premises is located, you can ask the court to transfer the case to the county or district where the property, or any part of it, is.
   - You can ask the court to move the case by filing a request (motion) in writing before the court date listed on the summons, or ask the court in person at the first court hearing.

3. **Jury trial**
   - You have the right to demand a jury trial.
   - If you want a jury trial, you must tell the court at your first court appearance, or make the demand in writing within **5** days of the court explaining your right to a jury trial.
   - You can use form *MC 22,* Jury Demand, and file it with the court.
   - You must pay a $50 fee when you make your demand or within **5** days of the court explaining your right to a jury trial. You do not have to pay the jury fee if you have asked the court to waive fees and the court has approved your request under MCR 2.002.

4. **Rental and other housing assistance**
   If your landlord has asked for you to be evicted from a residential property because you haven't paid rent, you may be able to get assistance from
   - the Michigan Department of Health and Human Services (MDHHS)
   - a local Coordinated Entry Agency
   - a Housing Assessment and Resource Agency (Ottawa County Eviction Prevention Program)
   - a federal Help for Homeless Veterans program

   You should have received information on local rental and housing assistance with the summons.

   You do not need a judgment against you to receive help from the places listed above. A copy of the summons and complaint from your case are enough.

5. **Reaching an agreement outside of court**
   You may be able to reach an agreement with the landlord by going through a Michigan or local community dispute resolution program. You can find a program at courts.mi.gov/CDRP.

6. **Conditional dismissal**
   You may be able to reach an agreement with the landlord that will mean the case gets dismissed. The court must provide you with the form for this or tell you where to find it online.