

Demand your payments

By Anna Bartolotta

I've had a tenant in my rental property and they have not paid their rent in months. They keep making promises to me, but nothing has come through in regards to payment. What should I do? I rely on this income to live on."



I hear this frequently and you are not alone in this situation. If you are not receiving the income that is rightfully yours, you are the one who has to take the steps to fix it.

The court system has been established to help everyone involved, but in order for it to work, you must utilize it. But your very first step in reclaiming money or your property doesn't even involve the courts.

A DEMAND FOR PAYMENT can be sent to your tenant(s) for non-payment; my demands are sent out on the 8th of every month. These simple forms will usually produce your money, and if they do not, then you can request a court date after seven days have passed.

If there are issues with the home you are not addressing properly, maybe you will need to see if that is why your income has stopped, because your tenants have rights as well.

As an individual you can represent yourself in court. If you are an entity, you will need to be represented by an attorney. More information can be found at Michigan.gov in a document called "Tenants and Landlords, A Practical Guide."

Anna Bartolotta is owner of Grosse Pointe Apartments and Property Management. This area's only dedicated, full service, full time rental agency staffed with licensed agents.

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I am Tom Delisle, graduate of University Liggett School, Homeowner and Business owner right here in Grosse Pointe. My family has been providing home and business security for 40 Years in Grosse Pointe, and with 2 young kids at home, we will be here for another 40 Years. We will continue to offer the best customer service and protection at an affordable price.

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