

**STATE OF MICHIGAN**  
**IN THE WAYNE COUNTY CIRCUIT COURT**

**CITY OF DETROIT**, a Michigan municipal corporation,

Plaintiff,

v.

**REMY JACOBSON**, an individual; **JEAN-MARC JACOBSON**, an individual;  
**MICHIGAN REAL TOKEN I LLC et al**;

Defendants.

Case No. 25-010288-CH  
Hon. Annette J. Berry

<b>TEMPORARY RESTRAINING ORDER AND ORDER TO SHOW CAUSE</b>
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**CITY OF DETROIT LAW DEPARTMENT**

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**TEMPORARY RESTRAINING ORDER**  
**AND ORDER TO SHOW CAUSE**

At a session of Court held in the City of Detroit  
County of Wayne, State of Michigan  
On: 7/22/2025

PRESENT: HONORABLE JUDGE ANNETTE J. BERRY  
JUDGE OF THE CIRCUIT COURT

The Court has considered Plaintiff's verified complaint, the exhibits thereto, the City's motion, brief in support, and exhibits. The Court has determined the following:

1. The City of Detroit is likely to prevail on the merits of its claims.

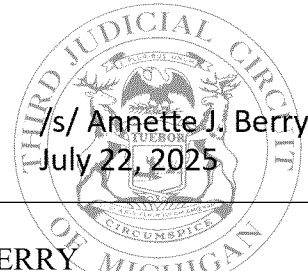
2. Plaintiff City of Detroit will suffer irreparable harm if Defendants are permitted to either (a) continue to maintain the dangerous public nuisance conditions that exist at the “Priority 1” properties identified in Plaintiff’s verified complaint or (b) continue to collect rent from tenants during the pendency of this litigation, despite the fact that Defendants’ occupied residential rental properties do not possess a Certificate of Compliance in violation of the law.
3. The City of Detroit will suffer greater injury from the denial of temporary injunctive relief than Defendants will suffer from the granting of such relief.
4. The granting of this temporary injunctive relief will further the public interest.
5. Counsel for the City of Detroit has given notice to Defendants.

**IT IS ORDERED:**

1. A temporary restraining order is issued.
2. All “priority 1” properties identified in Plaintiff’s verified complaint are declared to be a public nuisance in fact and must be abated by Defendants and at Defendants’ sole expense as follows:
  - a. All of the vacant “priority 1” properties must be secured from trespassers and bulk debris removed as required by law within 30 days of the entry of this Order;
  - b. The dangerous building conditions at the occupied “priority 1” properties must be abated by repairing or addressing, with necessary permits, the code violations in the corresponding Correction Orders within 90 days of the entry of this Order;
3. Defendants are immediately enjoined and restrained from collecting any rent from any tenant for any property owned by Defendants, until such time as that rental property obtains a Certificate of Compliance. This provision specifically applies to any property owned by any corporate entity managed or controlled by Remy Jacobson and/or Jean-Marc Jacobson;
4. Defendants are immediately restrained and enjoined from proceeding with any eviction of tenants from rental properties within the City of Detroit that do not possess a Certificate of Compliance. This provision specifically applies to any property owned by any corporate entity managed or controlled by Remy Jacobson and/or Jean-Marc Jacobson;

5. Defendants must notify all tenants, in a form and with substance agreed upon by the City of Detroit, of the terms of this Order within fourteen (14) days of the entry of this Order, specifically advising their tenants (1) of the need to open an escrow account, which will be aided by the City of Detroit, and (2) that their rent must be paid into that escrow account;
6. Defendants must begin the process of seeking Certificates of Compliance for all the properties, and must allow City of Detroit BSEED Inspectors to access all rooms of all properties to inspect and establish the necessary change in condition to achieve compliance;
7. This Order shall remain in full force and effect for ninety (90) days or until this Court specifically orders otherwise; and
8. Defendants shall show cause before this Court on 8/5/2025, at 12 p.m. why a Preliminary Injunction should not be ordered according to the terms and conditions of the temporary restraining order.
9. Plaintiff must serve a copy of the pleadings in this case and this Order on Defendants by 7/29/2025.
10. The date and time of issuance will be 7/22/2025 at 2 p.m.

**IT IS SO ORDERED.**



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JUDGE ANNETTE J. BERRY  
CIRCUIT COURT FOR THE COUNTY OF WAYNE

Prepared by:

/s/ Tamara York Cook

Tamara York Cook (P53160)  
Attorney for Plaintiff