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TO: Detroit City Council

FROM: David Whitaker, Director 
Legislative Policy Division

DATE: February 10, 2026

RE: Request for Legal Research on Property Management Agreements

The Legislative Policy Division (LPD) has been requested by Council Member Latisha Johnson to identify any “applicable laws that would compel co-operative apartment management entities to adhere to their management agreement and by-laws or otherwise provide resident-owners with meaningful redress.” The impetus for the assignment involves two co-operative housing buildings in District 4. The Park Terrace Cooperative, Inc. (Parkview Terrace) at 4980 Opal Detroit, MI 48236 and the Northview Cooperative Inc. (Northview) 17160 Gravier Detroit, MI 48224. Both cooperative housing units are alleged to be in a state of disrepair and poorly maintained, posing a significant risk to residents.



Park Terrace Cooperative, Inc. 4980 Opal Detroit, MI



Northview Cooperative Inc., 17160 Gravier Detroit, MI

LPD notes that both Park Terrace Cooperative, Inc. and Northview Cooperative Inc., are incorporated in the State of Michigan as domestic non-profit corporations. The entities are incorporated under MCL 125.1461 Nonprofit housing corporations; and are governed under Public Act 162 of 1982, Non-Profit Corporations Act, MCL 450.3101, which provides in pertinent part:

- (1) Except as otherwise provided in this act or by other law, this act and this chapter apply to:
- (a) All consumer cooperatives¹ which are organized after the effective date of this amendatory act.
 - (b) All consumer cooperatives which have been organized under this act, a predecessor act, or other act and which have represented themselves to be cooperatives.
 - (c) All other corporations that elect to accept this act pursuant to section 1192.
 - (d) All other cooperatives organized under this chapter.
 - (e) All foreign cooperatives to the extent provided in sections 1123 and 1191.

The Park Terrace and Northview cooperatives are defined and incorporated under the Non-Profit Corporation Act. LPD notes that housing cooperatives such as Park Terrace and Northview “is a form of real estate ownership in which those who occupy the premises do not own them.” Cameron, Michigan Real Property Law, § 26.28, p 1509. Also, in accordance with 5 Mich. Civ. Jur. Condominiums and Cooperative Housing § 23:

A cooperative association is the legal owner of the property, and the lessees of the individual units have no more legal title to the real estate than the shareholders of any other corporation that owns real property.¹ The agreement between the cooperative corporation and the tenant-stockholders envisages a proportionate charge to each tenant-stockholder of that which is chargeable to all in common as tenant-stockholders. **Thus, each tenant-stockholder pays in monthly installment a commensurate part of the carrying charges, such as taxes, interest, amortization of the mortgage, and maintenance costs for labor, heating, repairs, and other items. (Emphasis added)**

Under the cooperative structure, individuals purchase an interest in the corporation which holds title to the residential unit. The resident is a member of the cooperative corporation, a shareholder of the corporation and tenant of the residential unit. The corporation of which the resident is a shareholder is responsible for the maintenance, repairs and keeping the cooperative properties in compliance with building code regulations.

It is the corporation that is responsible for the maintenance, repairs and other items associated with the upkeep and operation of the cooperative property. The corporation is guided by its by-laws approved by the shareholder members. If the corporation violates its bylaws, the shareholder/resident can seek relief for breach of the agreement. The bylaws are a binding contract between the corporation and its shareholders. In *Allied Supermarkets, Inc v Grocer's Dairy Co.*, 45 Mich App 310, 206 N.W. 2d 490 (1973) the Court stated:

¹ MCL 450.1303 Definitions provide in pertinent part: (1) "Consumer" means a natural person who acquires or commits to acquire in the future from the cooperative primarily for consumption, use, or occupancy by the person or the person's family, any of the goods, services, or facilities furnished by the cooperative. (2) "Consumer cooperative" means a cooperative the majority of the votes of which are held by consumers, or, in the case of a cooperative which provides residential dwelling units, the majority of the votes of which are held by consumers and the majority of members of which do not have the right of possession or occupancy of dwelling units they do not occupy. (3) "Cooperative" means a corporation organized on a cooperative basis or similar basis that is provided in law as a criterion for being a cooperative.

The bylaws of a corporation, so long as adopted in conformity with state law, constitute a binding contract between the corporation and its shareholders. Id at 493

Additionally, the Non-Profit Corporation Act, MCL 450.2489, provides:

- (1) A director of a corporation that is organized on a directorship basis, a shareholder of a corporation that is organized on a stock basis, or a member of a corporation that is organized on a membership basis may bring an action in the circuit court of the county in which the principal place of business or registered office of the corporation is located to establish that the acts of the directors, shareholders, members, or others in control of the corporation are illegal, fraudulent, or willfully unfair and oppressive to the corporation or to the director, member, or shareholder. If the director, member, or shareholder establishes grounds for relief, the circuit court may make an order or grant relief as it considers appropriate including, but not limited to, an order that provides for any of the following:
 - (a) The dissolution and liquidation of the assets and affairs of the corporation.
 - (b) The cancellation or alteration of a provision contained in the articles of incorporation, an amendment of the articles of incorporation, or the bylaws of the corporation.
 - (c) The cancellation of, alteration of, or an injunction against a resolution or other act of the corporation.
 - (d) The direction or prohibition of an act of the corporation or of shareholders, members, directors, officers, or other persons that are parties to the action.

Under the Act, the resident/shareholder can seek redress by bringing an action in the circuit court where the shareholder/resident can show actions of the corporation are illegal, fraudulent or willfully unfair and oppressive to the corporation or to the director, member, or shareholder.

In fulfilling its obligation of maintenance and repair of the cooperative properties the corporation has the ability to contract for services. By entering into an agreement with a management company, the corporation engages the services of the management company to undertake certain duties including but not limited to maintenance and repairs. Should the management company fail to meet its obligations, the corporation has the legal authority to seek redress in court for breach of contract (which could include forcing the management company to specifically perform the obligations or monetary damages and attorney fees) and/or obtain a new management company that will fulfill the obligations under a management contract.

LPD is not privy to the reasons why the management company at Park Terrace or Northview Cooperative are not providing the proper maintenance of the properties. It may be that the repairs needed require financing that the corporation has not provided. The management company in many instances have to contract with other companies to have repairs done to the property. However, it is usually the company that provides the money to cover the cost of those repairs. As indicated earlier, the shareholder members are usually required to pay a monthly installment commensurate with the cost of the taxes, interest, amortization of the mortgage, and maintenance costs for labor, heating, repairs, and other items. If the monthly amount is not enough to meet the required expenses for repairs, then an additional (Special) assessment is generally required by each shareholder member of the corporation. Also, if regular monthly assessments are not enough to meet the required expenses for repairs, the corporation could go to a financial institution to seek financing using the property owned by the cooperation as collateral, which of course would require repayment.

Although the shareholder/resident is a tenant of the residential unit, because they are a member and shareholder of the corporation that owns the property, they do not obtain the protections of a tenant in a landlord/tenant relationship under the Michigan Landlord-Tenant Relationship Act (LTRA). The Court in *Penokie v Colonial Townhouses Co-Op, Inc* 140 Mich, App 740, 366 N.W.2d 31, spoke to this issue stating:

Indeed, the circuit court specifically noted that plaintiff “received an interest in the housing cooperative entitling him to attend meetings, vote and participate to an extent in the management of the cooperative”. While the parties may in practical effect have stood in the relation of landlord and tenant, their relationship does not fall within that defined by the Legislature in § 1 of the LTRA. We will not rewrite these definitions so as to create a landlord-tenant relationship. The definitions are clear, and, since plaintiff exercises an aspect of management, we conclude that the LTRA does not apply where plaintiff falls both within the category of tenant and landlord. *Id* at 747.

Because the shareholder resident is not in a landlord/tenant relationship, they cannot avail themselves of the statutory requirements of a landlord’s responsibility under MCL 554.139 which provides in pertinent part:

554.139 Lease or license of residential premises; covenants; modifications; liberal construction, inspection.

- (1) In every lease or license of residential premises, the lessor or licensor covenants:
 - (a) That the premises and all common areas are fit for the use intended by the parties.
 - (b) To keep the premises in reasonable repair during the term of the lease or license, and to comply with the applicable health and safety laws of the state and of the local unit of government where the premises are located, except when the disrepair or violation of the applicable health or safety laws has been caused by the tenants willful or irresponsible conduct or lack of conduct.

However, the corporation is required by law to keep the properties safe for habitation and compliant with state and local building codes and ordinances. Any violations that are found by the City of Detroit Building, Safety, Engineering and Environmental Department’s (BSEED) inspection must be corrected and any fines issued are the responsibility of the property owner. BSEED has provided the following information regarding its interaction with the two respective properties:

17160 Gravier, Northview Co-Operative

This property does not have certificate of compliance. We have performed several complaint inspections and issued tickets.

1/3/2025 Environmental Inspection by Inspector Michelle Flowers
7/24/2025 Environment ticket issued by Inspector Flowers
9/19/2025 Complaint Inspection by District Inspector Earnest Myatt , Violation notice issued
9/29/2025 District Inspection by Inspector Myatt
9/30/2025 Tickets issued and posted by Inspector Myatt
10/10/2025 Inspection by Environmental Inspector Jacquilin Benison
10/15/2025 Reinspection by Environmental Inspector Benison
11/13/2025 Ticket Issued by Environmental Inspector Benison

11/10/2025 2nd Round tickets issued by inspector Myatt

12/23/2025 Complaint Inspection by Tanzil Coleman , Issued Emergency Violation notice and violations.

1/6/2026 Complaint Reinspection by Tanzil Coleman, Tickets Issued.

1/13/2025 Ticket issued by Inspector Coleman

Please see attached correction Orders and Tickets report 17160 Gravier.

4980 Opal Park Terrance Co-Op Inc. has a current certificate of compliance. See attached copy.

2/06/2026 We inspected this property on 2/06/2026 regarding a non-working elevator. A correction order was issued. No common area or exterior violation was found during this inspection.

See attached correction order and tickets report.

Please call upon us if we can be of further assistance.



City of Detroit
Buildings, Safety Engineering and Environmental Department
Property Maintenance Division
Coleman A. Young Municipal Center
2 Woodward Avenue, 4th Floor, Suite 412, Detroit, Michigan 48226
(313) 628-2451 or E-mail pm@detroitmi.gov

CORRECTION ORDER

01/06/2026

Record ID : PMB2004-03888

Type of Use : Co-op

Location : 17160 GRAVIER
DETROIT, MI 48224

Owner:

Northview Co-Operative Inc
31408 Harper Ave #276
St Clair Shores, MI 48082

INSPECTOR

Name : Tanzil Coleman

Phone : 313-938-0990

Email : tanzil.coleman@detroitmi.gov

INSPECTION

Type : Complaint Inspection

Result : FAIL

ID : 33385299

The Property Maintenance inspected the above premises on **01/06/2026**

Violations of the Detroit **Property Maintenance Code and/or Official Zoning Ordinance** were found to exist and corrections shall be made on or before the compliance date.

Compliance Date : 02/06/2026

If you have questions about or seek to dispute this notice, call (313) 628-2451, between 8:00 am and 4:00 pm Monday - Friday or E-mail pm@detroitmi.gov

Violations

1	Sec. 8-15-33 Pay Fees Please pay all inspection fees to BSEED	NON-COMPLIANT
2	Sec. 8-15-34 Arrange for Interior Inspection To obtain a Certificate of Compliance CONTACT BSEED TO SCHEDULE INSPECTION OF PROPERTY	NON-COMPLIANT
3	Sec. 8-15-34(a) Engineering Report Structural Engineering report completed by a qualified professional is required for the true condition of: ALL BALCONIES	NON-COMPLIANT
4	Sec. 8-15-35 Certificate of Compliance Secure a Certificate of Compliance	NON-COMPLIANT
5	Sec. 8-15-81 Register Rental Property Secure a Certificate of Registration for rental property	NON-COMPLIANT
6	Additional Violation 1 8-15-310 ALL FIRE DOORS,CLOSERS & HARDWARE HAS TO BE IN FULL OPERATION AT ALL TIMES REPAIR/ REPLACE ALL FIRE DOORS CLOSERS & HARDWARE THAT ARE NOT IN FULL OPERATION LOCATION; ALL STAIRWELLS	NON-COMPLIANT
7	Sec. 8-15-201 Exterior Surfaces The exterior of a building, premises, or structure shall be maintained in good repair. REPAIR / REPLACE ALL DAMAGED BRICKS LOCATION; ALL SIDES OF BLDG EXTERIOR SURFACE Masonry Joints X	NON-COMPLIANT
Failed items for Emergency Called Insp		
8	Additional Violation 1 Rodent Harborage – Sec. 8-15-105 Keep all buildings, premises, structures, and exterior property free from rodent harborage and infestation.	NON-COMPLIANT
Failed items for Emergency Called Insp		
9	Sec. 8-15-101 Solid Waste All exterior of buildings, premises, and structures shall remain free of solid waste. LOCATOR Front X Left Side X	NON-COMPLIANT

Rear X

Right Side X

13 Sec. 8-15-103 Walkways, Driveways, Sidewalks and Parking Lots

NON-COMPLIANT

All driveways, parking spaces and lots, sidewalks, stairs, walkways, and similar areas of traverse shall be kept in a good repair

LOCATOR

Front X

Left Side X

Rear X

Right Side X

WALKWAYS

Cracks X

18 Sec. 8-15-104 Weeds and Plant Growth

NON-COMPLIANT

All premises and exterior property shall be maintained free from weeds or plant growth in excess of eight inches (204mm) and from all noxious weeds.

LOCATOR

Front X

Left Side X

Rear X

Right Side X

22 Sec. 8-15-110 Inoperable Motor Vehicles

NON-COMPLIANT

It shall be unlawful to keep, park, or store inoperative or unlicensed motor vehicles on any premises or property

LOCATOR

Front X

Left Side X

Rear X

Right Side X

Failed items for Emergency Called Insp

26 Additional Violation

NON-COMPLIANT

Sec. 8-15-39. - Buildings, premises, or structures unfit for human occupancy; emergency notices and orders.

(a) Where a building, premises, or structure is determined by the Building Official or the Public Health Director to be unfit for human occupancy due to a determination that the building, premises, or structure:

(1) Is unsafe or unlawful due to the degree to which the building, premises, or structure is in disrepair or lacks maintenance; or

(2) Is unsanitary, vermin or rat infested, or contains filth and contamination;

-- YOU MUST IMMEDIATELY REMOVE ALL BULK TRASH / WASTE AND OVERGROWTH FROM THE PREMISES.

-- LOCATED IN THE PARKING LOT, ALONG THE SIDE OF THE BUILDING, IN HALLWAYS OF THE BUILDING.

-- An inspector must verify violations have been brought into compliance by the compliance date on correction order.

To discuss violations: 313-859-2078

To schedule inspection(s): (313) 628-2451 PM@detroitmi.gov

Failed items for Distr Manager Insp

27 Sec. 8-15-101 Solid Waste

NON-COMPLIANT

All exterior of buildings, premises, and structures shall remain free of solid waste.

REMOVE MATTRESSES AND MISC TRASH IN THE PARKING LOT.

28 Sec. 8-15-103 Walkways, Driveways, Sidewalks and Parking Lots	NON-COMPLIANT
All driveways, parking spaces and lots, sidewalks, stairs, walkways, and similar areas of traverse shall be kept in a good repair	
REMOVE OVERGROWTH.	
29 Sec. 8-15-104 Weeds and Plant Growth	NON-COMPLIANT
All premises and exterior property shall be maintained free from weeds or plant growth in excess of eight inches (204mm) and from all noxious weeds.	
30 Sec. 8-15-110 Inoperable Motor Vehicles	NON-COMPLIANT
It shall be unlawful to keep, park, or store inoperative or unlicensed motor vehicles on any premises or property	

Telephone inquiries may be made between 8:00 am and 4:00 pm Monday - Friday

NOTE: YOU ARE REQUIRED TO OBTAIN A CERTIFICATE OF COMPLIANCE FOR YOUR PROPERTY. UNDER CERTAIN CONDITIONS, YOU MAY BE ENTITLED TO RECEIVE A TEMPORARY CERTIFICATE OF COMPLIANCE WHILE CORRECTION ARE IN PROGRESS.

TO RECEIVE THE REQUIRED CERTIFICATE OF COMPLIANCE FOR INSPECTION OR MAINTENANCE OF GRANT CONDITIONS, YOU MUST PERFORM THE FOLLOWING:

1. CORRECT ALL OF THE DEFICIENCIES LISTED ABOVE.
2. PAY THE REQUIRED INSPECTION FEES AS INVOICED.
3. CALL (313) 628-2451 FOR A RE-INSPECTION AFTER CORRECTION OF DEFICIENCIES AND PAYMENTS OF THE FEES AS INVOICED.
4. YOUR MUST REGISTER YOUR RESIDENTIAL RENTAL PROPERTY.

YOUR FAILURE TO COMPLY WITH THE ABOVE WILL RESULT IN THE ISSUANCE OF ONE OR MORE TICKETS WHICH WILL BE HEARD AT THE CITY OF DETROIT, DEPARTMENT OF ADMINISTRATIVE HEARINGS, WHICH IS LOCATED AT 1004 COLEMAN A. YOUNG MUNICIPAL CENTER, DETROIT, MICHIGAN 48226

NOTICE OF REMEDIATION: UNLESS THE VIOLATION(S) ARE CORRECTED AND A FOLLOW-UP INSPECTION REQUESTED AT (313) 628-2451, PURSUANT TO SEC. 8-15-48 OF THE 2019 DETROIT CITY CODE, THE CITY OF DETROIT WILL CORRECT THE BLIGHT VIOLATION(S) AND THE ENTIRE COST OF ABATEMENT ACTIONS SHALL BE PAID BY THE OWNER (SEC. 8-15-49 OF THE 2019 DETROIT CITY CODE).



Buildings, Safety Engineering
& Environmental Department

City of Detroit
Buildings, Safety Engineering and Environmental Department
Property Maintenance Division
Coleman A. Young Municipal Center
2 Woodward Avenue, 4th Floor, Suite 412, Detroit, Michigan 48226
(313) 628-2451 or E-mail pm@detroitmi.gov

EMERGENCY CORRECTION ORDER

09/11/2023

Record ID : PMB2004-01853

Type of Use : Co-op

Location : 4980 OPAL
Detroit, Michigan 48236

Owner:

Park Terrace Co-Op Inc
4980 Opal
Detroit, MI 48236

INSPECTOR

Name : Mohamad Saleh

Phone : 313-480-4747

Email : Mohamed.saleh@detroitmi.gov

INSPECTION

Type : Emergency Called Insp

Result : FAIL

ID : 32540618

The Property Maintenance inspected the above premises on **09/11/2023**

Violations of the Detroit **Property Maintenance Code** and/or **Official Zoning Ordinance** were found to exist and corrections shall be made on or before the compliance date.

Compliance Date : 09/14/2023

If you have questions about or seek to dispute this notice, call (313) 628-2451, between 8:00 am and 4:00 pm Monday - Friday or E-mail pm@detroitmi.gov

Violations

1	Elevators - Sec. 8-15-502, Sec.8-15-39	Restore elevator(s) to proper working order.	NON-COMPLIANT
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Telephone inquiries may be made between 8:00 am and 4:00 pm Monday - Friday.

NOTE: YOU ARE REQUIRED TO OBTAIN A CERTIFICATE OF COMPLIANCE FOR YOUR PROPERTY. UNDER CERTAIN CONDITIONS, YOU MAY BE ENTITLED TO RECEIVE A TEMPORARY CERTIFICATE OF COMPLIANCE WHILE CORRECTIONS ARE IN PROGRESS.

TO RECEIVE THE REQUIRED CERTIFICATE OF COMPLIANCE FOR INSPECTION OR MAINTENANCE OF GRANT CONDITIONS, YOU MUST PERFORM THE FOLLOWING:

- 1. CORRECT ALL OF THE DEFICIENCIES LISTED ABOVE.**
- 2. PAY THE REQUIRED INSPECTION FEES AS INVOICED.**
- 3. CALL (313) 628-2451 FOR A RE-INSPECTION AFTER CORRECTION OF DEFICIENCIES AND PAYMENTS OF THE FEES AS INVOICED.**
- 4. YOU MUST REGISTER YOUR RESIDENTIAL RENTAL PROPERTY.**

YOUR FAILURE TO COMPLY WITH THE ABOVE WILL RESULT IN THE ISSUANCE OF ONE OR MORE TICKETS WHICH WILL BE HEARD AT THE CITY OF DETROIT, DEPARTMENT OF ADMINISTRATIVE HEARINGS, WHICH IS LOCATED AT 1004 COLEMAN A. YOUNG MUNICIPAL CENTER DETROIT, MICHIGAN 48226



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Buildings, Safety Engineering and Environmental Department
Property Maintenance Division
Coleman A. Young Municipal Center
2 Woodward Avenue, 4th Floor, Suite 412, Detroit, Michigan 48226
(313) 628-2451 or E-mail pm@detroitmi.gov

EMERGENCY CORRECTION ORDER

Owner:

Park Terrace Co-Op Inc
2985 12 Mile Road
Berkley, MI 48072

Record ID : PMB2004-01853
Type of Use : Co-op
Location : 4980 OPAL
Detroit, Michigan 48236

INSPECTOR

Name : Lamonte Jackson-Gibson
Phone : 313-480-1337
Email : Lamonte.Jackson-Gibson@detroitmi.gov

INSPECTION

Type : Emergency Called Insp
Result : FAIL
ID : 32860298

The Property Maintenance inspected the above premises on **10/01/2024**

Violations of the Detroit **Property Maintenance Code** and/or **Official Zoning Ordinance** were found to exist and corrections shall be made on or before the compliance date.

Compliance Date : 10/08/2024

If you have questions about or seek to dispute this notice, call (313) 628-2451, between 8:00 am and 4:00 pm Monday - Friday or E-mail pm@detroitmi.gov

Violations

Failed Items for Complaint Inspection

- 1 **Sec 8-15-39, Sec. 8-15-17 Emergency Lighting** NON-COMPLIANT
Restore / maintain emergency lighting

- 2 **Sec. 8-15-502 Elevators** NON-COMPLIANT
Restore elevator(s) to proper working order.

Failed items for Annual Called Inspection

- 3 **Additional Violations** NON-COMPLIANT
At basement storage room door replace missing door handle.
Note: On re-inspection all stairway lights have to be on to verify they are working.

- 4 **Surfaces - 8-15-303** NON-COMPLIANT
Maintain all interior surfaces (including: ceilings, walls and floors) in a good, clean sanitary condition. (At basement storage rooms re-plaster holes in ceiling)

Failed items for Annual Called Inspection

- 5 **Driveway - 8-15-103** NON-COMPLIANT
Keep in good repair all driveways, parking spaces, lots, sidewalks, stairs, walkways (Patch holes in parking lot)

- 6 **Exterior Balconies - 8-15-209** NON-COMPLIANT
Maintain all exterior balconies, decks, porches, stairways, overhead extensions/canopies, exhaust ducts, fire escapes, marquees, awnings, signs, stand pipes in good repair. (At 2nd floor balcony left of 128 repair / replace rusted steel support beam / Repair loose guardrail near door 330, 226)

- 7 **Exterior Walls - 8-15-205** NON-COMPLIANT
Maintain all building and/or structure exterior walls in good repair at (Left side repair cracks in brick, fill open mortar joints. / At front and left side replace missing aluminum trim at roof line or scrape and paint wood trim)

Failed items for Complaint Inspection

- 8 **Sec. 8-15-472 Installation of Electrical Equipment** NON-COMPLIANT
All electrical equipment shall be maintained in a safe and approved manner.
Repair/Replace defective/missing light fixture.

Location: Exterior light fixture left side of building

LOCATOR

Left Side X

Failed items for Annual Called Inspection

- 9 **Certificate of Compliance - 8-15-35** NON-COMPLIANT
Secure the required annual "Certificate of Compliance" from this department.

- 10 **Pay Fee - 8-15-33** NON-COMPLIANT
For compliance you are required to pay the prescribed inspection fee, in addition to complying any existing violations.

Failed items for Annual Called Re-Inspection

11 Pay Fees - Sec. 8-15-33

NON-COMPLIANT

In order to obtain the required Certificate of Compliance you must pay the prescribed fee as invoiced.

Failed items for Emergency Called Insp

12 Elevators - Sec. 8-15-502, Sec.8-15-39

NON-COMPLIANT

Restore elevator(s) to proper working order.

Telephone inquiries may be made between 8:00 am and 4:00 pm Monday - Friday

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Department of Appeals and Hearings

Disposition by Respondent Name - Violation Address Report

Ticket Number	Issuer	Respondent	Street Number	Street Name	Violation Code	Violation Description	Issue Date	Court Date	Judgment Date	Disposition	Fine Amount	Judgment Amount	Recent Payment	Amount Paid	Balance	New Mailing	Status
12044878DAH	Johnson, Lois	SALVADOR, JOHN J	17160	GRAVIER	22-2-61	Failure to secure City or Private solid waste collection containers and services	Mar 27, 2012	Apr 10, 2012	Apr 10, 2012	Not responsible By Dismissal	200	0	-		0	67 VERNIER GROSSE PT. SHORES MI 48236	
12071296DAH	McCants, Angela	SALVADOR, JOHN J	17160	GRAVIER	22-2-61	Failure to secure City or Private solid waste collection containers and services	Nov 18, 2013	Dec 3, 2013	Dec 3, 2013	Not responsible By Determination	200	0	-		0	67 VERNIER GROSSE POINTE SHORES MI 48236	
19048473DAH	Carver, Gharlan	NORTHVIEW CO-OP INC	17160	GRAVIER	42-2-97(b)	Allowing bulk solid waste to lie or accumulate on or about the premises	Dec 4, 2019	Feb 5, 2020	Feb 5, 2020	Responsible By Default	200	250	Feb 18, 2020	250	0	6450 LOZON RD COTTRELLVILLE MI 48039	
21040469DAH	Potenga, Kenneth	SALVADOR, JOHN	17160	GRAVIER	8-15-81(a)	Failure to obtain certificate of registration for rental property	Jul 19, 2021	Aug 10, 2021	May 24, 2024	Not responsible By Dismissal	250	0	-		0	67 VERNIER RD GROSSE POINTE SHORES MI 48236	
21040470DAH	Potenga, Kenneth	SALVADOR, JOHN	17160	GRAVIER	8-15-82(g)	Unlawful rental of property of without lead clearance - one or two-family dwelling	Jul 19, 2021	Aug 10, 2021	May 24, 2024	Not responsible By Dismissal	500	0	-		0	67 VERNIER RD GROSSE POINTE SHORES MI 48236	
21040471DAH	Potenga, Kenneth	SALVADOR, JOHN	17160	GRAVIER	8-15-35	Certificate of Compliance required; violation for failure to obtain	Jul 19, 2021	Aug 10, 2021	May 24, 2024	Not responsible By Dismissal	250	0	-		0	67 VERNIER RD GROSSE POINTE SHORES MI 48236	
21053792DAH	Potenga, Kenneth	DILLOWAY, DONALD	17160	GRAVIER	8-15-81(a)	Failure to obtain certificate of registration for rental property	Nov 17, 2021	Dec 7, 2021	Dec 8, 2021	Responsible By Default	250	305	-		305	31408 HARPER #276 ST CLAIR SHORES MI 48082	Collection



Department of Appeals and Hearings

Disposition by Respondent Name - Violation Address Report

Ticket Number	Issuer	Respondent	Street Number	Street Name	Violation Code	Violation Description	Issue Date	Court Date	Judgment Date	Disposition	Fine Amount	Judgment Amount	Recent Payment	Amount Paid	Balance	New Mailing	Status
21053793DAH	Potenga, Kenneth	DILLOWAY, DONALD	17160	GRAVIER	8-15-82(g)	Unlawful rental of property of without lead clearance - all other structures, except buildings with five (5) or more stories	Nov 17, 2021	Dec 7, 2021	Dec 8, 2021	Responsible By Default	1,000	1,130	-		1,130	31408 HARPER ##276 ST CLAIR SHORES MI 48082	Collection
21053794DAH	Potenga, Kenneth	DILLOWAY, DONALD	17160	GRAVIER	8-15-35	Certificate of Compliance required; violation for failure to obtain	Nov 17, 2021	Dec 7, 2021	Dec 8, 2021	Responsible By Default	250	305	-		305	31408 HARPER ##276 ST CLAIR SHORES MI 48082	Collection
22023259DAH	Dixon, Benita	NORTHVIEW CO-OP INC	17160	GRAVIER	42-2-97(b)	Allowing bulk solid waste to lie or accumulate on or about the premises	Jan 31, 2022	Apr 7, 2022	Apr 7, 2022	Responsible By Default	500	580	-		580	6450 LOZON RD COTTRELLVILLE MI 48039	Collection
22023260DAH	Dixon, Benita	NORTHVIEW CO-OP INC	17160	GRAVIER	8-15-110(a)	Inoperable motor vehicle(s) one- or two-family dwelling or commercial building	Jan 31, 2022	Apr 7, 2022	Apr 8, 2022	Responsible By Default	50	85	-		85	6450 LOZON RD COTTRELLVILLE MI 48039	Collection
22046511DAH	HALIM, SAAD	NORTHVIEW CO-OP INC	17160	GRAVIER	8-15-101	Unlawful accumulation of solid waste one- or two-family dwelling or commercial building	Apr 12, 2022	Apr 27, 2022	Apr 27, 2022	Responsible By Default	50	85	-		85	6450 Lozon Rd Marine City MI 48039	Collection
22046512DAH	HALIM, SAAD	NORTHVIEW CO-OP INC	17160	GRAVIER	8-15-104	Excessive weeds or plant growth one- or two-family dwelling or commercial Building	Apr 12, 2022	Apr 27, 2022	Apr 27, 2022	Responsible By Default	50	85	-		85	6450 Lozon Rd Marine City MI 48039	Collection



Department of Appeals and Hearings

Disposition by Respondent Name - Violation Address Report

Ticket Number	Issuer	Respondent	Street Number	Street Name	Violation Code	Violation Description	Issue Date	Court Date	Judgment Date	Disposition	Fine Amount	Judgment Amount	Recent Payment	Amount Paid	Balance	New Mailing	Status
22046513DAH	HALIM, SAAD	NORTHVIEW CO-OP INC	17160	GRAVIER	8-15-110(a)	Inoperable motor vehicle(s) one- or two-family dwelling or commercial building	Apr 12, 2022	Apr 27, 2022	Apr 27, 2022	Responsible By Default	50	85	-		85	6450 Lozon Rd Marine City MI 48039	Collection
22046514DAH	HALIM, SAAD	NORTHVIEW CO-OP INC	17160	GRAVIER	8-15-35(a)(2)	Failure of owner to obtain certificate of compliance – residential rental	Apr 12, 2022	Apr 27, 2022	Apr 27, 2022	Responsible By Default	250	305	-		305	6450 Lozon Rd Marine City MI 48039	Collection
23065987DAH	Benison, Jacqueline	NORTHVIEW CO-OP INC	17160	GRAVIER	8-15-104	Excessive weeds or plant growth one- or two-family dwelling or commercial Building	Aug 6, 2023	Aug 31, 2023	Aug 31, 2023	Responsible By Default	50	85	-		85	17160 GRAVIER DETROIT MI 48224	Collection
23065988DAH	Benison, Jacqueline	NORTHVIEW CO-OP INC	17160	GRAVIER	42-2-93(a)	Failure to remove or cause to be removed, and properly dispose of solid waste within 48 hours of owner or operator knew or should have known of its existence	Aug 6, 2023	Aug 31, 2023	Aug 31, 2023	Responsible By Default	500	580	-		580	17160 GRAVIER APT 1 A DETROIT MI 48224	Collection
23065989DAH	Benison, Jacqueline	NORTHVIEW CO-OP INC	17160	GRAVIER	42-2-97(b)	Allowing bulk solid waste to lie or accumulate on or about the premises	Aug 6, 2023	Aug 31, 2023	Aug 31, 2023	Responsible By Default	500	580	-		580	17160 GRAVIER APT 1 A DETROIT MI 48224	Collection



Department of Appeals and Hearings

Disposition by Respondent Name - Violation Address Report

Ticket Number	Issuer	Respondent	Street Number	Street Name	Violation Code	Violation Description	Issue Date	Court Date	Judgment Date	Disposition	Fine Amount	Judgment Amount	Recent Payment	Amount Paid	Balance	New Mailing	Status
24014987DAH	Benison, Jacqueline	NORTHVIEW CO-OP INC	17160	GRAVIER	42-2-97(b)	Allowing bulk solid waste to lie or accumulate on or about the premises	Feb 23, 2024	Mar 14, 2024	Mar 14, 2024	Responsible By Default	500	580	-		580	31545 HARPER AVE CLINTON TWP MI 48082	Collection
24026036DAH	Saleh, Mohamed	NORTHVIEW CO-OP INC	17160	GRAVIER	8-15-35	Certificate of Compliance required: violation for failure to obtain	Feb 9, 2024	Feb 27, 2024	Feb 28, 2024	Responsible By Default	250	305	-		305	6450 LOZON RD MARINE CITY MI 48039	Collection
24026037DAH	Saleh, Mohamed	NORTHVIEW CO-OP INC	17160	GRAVIER	8-15-81(a)	Failure to obtain certificate of registration for rental property	Feb 9, 2024	Feb 27, 2024	Feb 28, 2024	Responsible By Default	250	305	-		305	6450 LOZON RD MARINE CITY MI 48039	Collection
24026038DAH	Saleh, Mohamed	NORTHVIEW CO-OP INC	17160	GRAVIER	8-15-82(g)	Unlawful rental of property of without lead clearance - all other structures, except buildings with five (5) or more stories	Feb 9, 2024	Feb 27, 2024	Feb 28, 2024	Not responsible By City Dismissal (Defective Ticket)	1,000	0	-		0	6450 LOZON RD MARINE CITY MI 48039	
24026039DAH	Saleh, Mohamed	NORTHVIEW CO-OP INC	17160	GRAVIER	8-15-301	Failure to maintain interior of one- or two-family dwelling or commercial building in good repair, or in a clean and sanitary condition	Feb 9, 2024	Feb 27, 2024	Feb 28, 2024	Responsible By Default	100	140	-		140	6450 LOZON RD MARINE CITY MI 48039	Collection



Department of Appeals and Hearings

Disposition by Respondent Name - Violation Address Report

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24026040DAH	Saleh, Mohamed	NORTHVIEW CO-OP INC	17160	GRAVIER	8-15-304	Failure to maintain stairs or other walking surface(s) in sound condition and in good repair one- or two-family dwelling or commercial building	Feb 9, 2024	Feb 27, 2024	Feb 28, 2024	Responsible By Default	100	140	-		140	6450 LOZON RD MARINE CITY MI 48039	Collection
24026041DAH	Saleh, Mohamed	NORTHVIEW CO-OP INC	17160	GRAVIER	42-2-97(b)	Allowing bulk solid waste to pile or accumulate on or about the premises	Feb 9, 2024	Feb 27, 2024	Feb 28, 2024	Responsible By Default	500	580	-		580	6450 LOZON RD MARINE CITY MI 48039	Collection
24026042DAH	Saleh, Mohamed	NORTHVIEW CO-OP INC	17160	GRAVIER	42-2-93(a)	Failure to remove or cause to be removed, and properly dispose of solid waste within 48 hours of owner or operator knew or should have known of its existence	Feb 9, 2024	Feb 27, 2024	Feb 28, 2024	Responsible By Default	200	250	-		250	6450 LOZON RD MARINE CITY MI 48039	Collection
24037329DAH	Saleh, Mohamed	NORTHVIEW CO-OP INC	17160	GRAVIER	8-15-35	Certificate of Compliance required; violation for failure to obtain	Mar 19, 2024	Apr 30, 2024	Apr 30, 2024	Responsible By Default	500	580	-		580	PO BOX 36193 DETROIT MI 48236	Collection



Department of Appeals and Hearings

Disposition by Respondent Name - Violation Address Report

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24037330DAH	Saleh, Mohamed	NORTHVIEW CO-OP INC	17160	GRAVIER	8-15-301	Failure to maintain interior of one- or two- family dwelling or commercial building in good repair, or in a clean and sanitary condition	Mar 19, 2024	Apr 30, 2024	Apr 30, 2024	Responsible By Default	100	140	-		140	PO BOX 36193 DETROIT MI 48236	Collection
24037331DAH	Saleh, Mohamed	NORTHVIEW CO-OP INC	17160	GRAVIER	42-2-97(b)	Allowing bulk solid waste to lie or accumulate on or about the premises	Mar 19, 2024	Apr 30, 2024	Apr 30, 2024	Responsible By Default	500	580	-		580	PO BOX 36193 DETROIT MI 48236	Collection
24049724DAH	Saleh, Mohamed	NORTHVIEW CO- OPERATIVE INC	17160	GRAVIER	8-15-35	Certificate of Compliance required; violation for failure to obtain	May 23, 2024	Jun 25, 2024	Jun 25, 2024	Responsible By Default	250	305	-		305	31545 HARPER AVE ST CLAIR SHORES MI 48082	Collection
24049725DAH	Saleh, Mohamed	NORTHVIEW CO- OPERATIVE INC	17160	GRAVIER	8-15-37	Failure to abate unsafe condition for Building, premises, structure(s), equipment or device(s).	May 23, 2024	Jun 25, 2024	Jun 25, 2024	Responsible By Default	1,000	1,130	-		1,130	31545 HARPER AVE ST CLAIR SHORES MI 48082	Collection
24049726DAH	Saleh, Mohamed	NORTHVIEW CO- OPERATIVE INC	17160	GRAVIER	8-15-34(d)	Failure to furnish a written report of the true condition of the exterior walls and roof-mounted structures	May 23, 2024	Jun 25, 2024	Jun 25, 2024	Responsible By Default	250	305	-		305	31545 HARPER AVE ST CLAIR SHORES MI 48082	Collection



Department of Appeals and Hearings

Disposition by Respondent Name - Violation Address Report

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24055216DAH	Saleh, Mohamed	NORTHVIEW CO-OPERATIVE INC	17160	GRAVIER	8-15-37	Failure to abate unsafe condition for Building, premises, structure(s), equipment or device(s).	Jun 7, 2024	Jul 2, 2024	Jul 2, 2024	Responsible By Default	1,000	1,130	-		1,130	31545 HARPER AVE ST CLAIR SHORES MI 48082	Collection
24055217DAH	Saleh, Mohamed	NORTHVIEW CO-OPERATIVE INC	17160	GRAVIER	8-15-35	Certificate of Compliance required; violation for failure to obtain	Jun 7, 2024	Jul 2, 2024	Jul 2, 2024	Responsible By Default	250	305	-		305	31545 HARPER AVE ST CLAIR SHORES MI 48082	Collection
24057487DAH	Saleh, Mohamed	NORTHVIEW CO-OPERATIVE INC	17160	GRAVIER	8-15-35	Certificate of Compliance required; violation for failure to obtain	Jul 1, 2024	Jul 30, 2024	Jul 30, 2024	Responsible By Default	250	305	-		305	31545 HARPER AVE ST CLAIR SHORES MI 48082	Collection
24057488DAH	Saleh, Mohamed	NORTHVIEW CO-OPERATIVE INC	17160	GRAVIER	8-15-37	Failure to abate unsafe condition for Building, premises, structure(s), equipment or device(s).	Jul 1, 2024	Jul 30, 2024	Jul 30, 2024	Responsible By Default	1,500	1,680	-		1,680	31545 HARPER AVE ST CLAIR SHORES MI 48082	Collection
24057489DAH	Saleh, Mohamed	NORTHVIEW CO-OPERATIVE INC	17160	GRAVIER	8-15-101	Unlawful accumulation of solid waste one- or two-family dwelling or commercial building	Jul 1, 2024	Jul 30, 2024	Jul 30, 2024	Responsible By Default	100	140	-		140	31545 HARPER AVE ST CLAIR SHORES MI 48082	Collection
24087810DAH	Martin-Flowers, Michelle	NORTHVIEW CO-OPERATIVE INC	17160	GRAVIER	8-15-104	Excessive weeds or plant growth one- or two-family dwelling or commercial Building	Nov 16, 2024	Dec 12, 2024	Dec 12, 2024	Responsible By Default	50	85	-		85	6450 LOZON RD MARINE CITY MI 48039	Collection



Department of Appeals and Hearings

Disposition by Respondent Name - Violation Address Report

Ticket Number	Issuer	Respondent	Street Number	Street Name	Violation Code	Violation Description	Issue Date	Court Date	Judgment Date	Disposition	Fine Amount	Judgment Amount	Recent Payment	Amount Paid	Balance	New Mailing	Status
24098912DAH	Saleh, Mohamed	NORTHVIEW CO-OPERATIVE INC	17160	GRAVIER	8-15-35	Certificate of Compliance required; violation for failure to obtain	Dec 18, 2024	Feb 4, 2025	Feb 4, 2025	Responsible By Default	250	305	-		305	31545 HARPER AVE ST CLAIR SHORES MI 48082	Collection
24098913DAH	Saleh, Mohamed	NORTHVIEW CO-OPERATIVE INC	17160	GRAVIER	8-15-201(a)	Failure to maintain exterior of one- or two-family dwelling, building, premises or commercial structure in good repair, structurally sound or in a sanitary condition to prevent threat to the public health, safety or welfare	Dec 18, 2024	Feb 4, 2025	Feb 4, 2025	Responsible By Default	100	140	-		140	31545 HARPER AVE ST CLAIR SHORES MI 48082	Collection
24098914DAH	Saleh, Mohamed	NORTHVIEW CO-OPERATIVE INC	17160	GRAVIER	8-15-37	Failure to abate unsafe condition for Building, premises, structure(s), equipment or device(s).	Dec 18, 2024	Feb 4, 2025	Feb 4, 2025	Responsible By Default	1,500	1,680	-		1,680	31545 HARPER AVE ST CLAIR SHORES MI 48082	Collection
25066579DAH	Myatt Jr., Ernest	INC, NORTHVIEW CO-OPERATIVE	17160	GRAVIER	8-15-101	Unlawful accumulation of solid waste one- or two-family dwelling or commercial building	Sep 12, 2025	Oct 1, 2025	Oct 1, 2025	Responsible By Default	100	140	-		140	31408 HARPER AVE PMB #276 ST CLAIR SHORES MI 48082	Collection



Department of Appeals and Hearings

Disposition by Respondent Name - Violation Address Report

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25066580DAH	Myatt Jr., Ernest	INC, NORTHVIEW CO- OPERATIVE	17160	GRAVIER	8-15-103 (a)	Defective driveway(s), parking space(s), walkway(s), areas of traverse dwellings or buildings	Sep 12, 2025	Oct 8, 2025	Oct 8, 2025	Responsible By Default	50	85	-		85	31408 HARPER AVE PMB #276 ST CLAIR SHORES MI 48082	Collection
25066581DAH	Myatt Jr., Ernest	INC, NORTHVIEW CO- OPERATIVE	17160	GRAVIER	8-15-104	Excessive weeds or plant growth one- or two- family dwelling or commercial Building	Sep 12, 2025	Oct 8, 2025	Oct 8, 2025	Responsible By Default	50	85	-		85	31408 HARPER AVE PMB #276 ST CLAIR SHORES MI 48082	Collection
25066582DAH	Myatt Jr., Ernest	INC, NORTHVIEW CO- OPERATIVE	17160	GRAVIER	8-15-110(a)	Inoperable motor vehicle(s) one- or two- family dwelling or commercial building	Sep 12, 2025	Oct 8, 2025	Oct 8, 2025	Responsible By Default	100	140	-		140	31408 HARPER AVE PMB #276 ST CLAIR SHORES MI 48082	Collection
25066583DAH	Myatt Jr., Ernest	INC, NORTHVIEW CO- OPERATIVE	17160	GRAVIER	8-15-110(a)	Inoperable motor vehicle(s) one- or two- family dwelling or commercial building	Sep 12, 2025	Oct 8, 2025	Oct 8, 2025	Responsible By Default	100	140	-		140	31408 HARPER AVE PMB #276 ST CLAIR SHORES MI 48082	Collection
25080748DAH	Myatt Jr., Ernest	INC, NORTHVIEW CO- OPERATIVE	17160	GRAVIER	8-15-101	Unlawful accumulation of solid waste one- or two- family dwelling or commercial building	Nov 3, 2025	Nov 19, 2025	Nov 19, 2025	Responsible By Default	200	250	-		250	31408 HARPER AVE #276 ST CLAIR SHORES MI 48082	Collection



Department of Appeals and Hearings

Disposition by Respondent Name - Violation Address Report

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25080749DAH	Myatt Jr., Ernest	INC, NORTHVIEW CO- OPERATIVE	17160	GRAVIER	8-15-104	Excessive weeds or plant growth one- or two- family dwelling or commercial Building	Nov 3, 2025	Nov 19, 2025	Nov 19, 2025	Responsible By Default	125	167.5	-		167.5	31408 HARPER AVE #276 ST CLAIR SHORES MI 48082	Collection
25080750DAH	Myatt Jr., Ernest	INC, NORTHVIEW CO- OPERATIVE	17160	GRAVIER	8-15-110(a)	Inoperable motor vehicle(s) one- or two- family dwelling or commercial building	Nov 3, 2025	Nov 19, 2025	Nov 19, 2025	Responsible By Default	200	250	-		250	31408 HARPER AVE #276 ST CLAIR SHORES MI 48082	Collection
25080751DAH	Myatt Jr., Ernest	INC, NORTHVIEW CO- OPERATIVE	17160	GRAVIER	8-15-110(a)	Inoperable motor vehicle(s) one- or two- family dwelling or commercial building	Nov 3, 2025	Nov 19, 2025	Nov 19, 2025	Responsible By Default	200	250	-		250	31408 HARPER AVE #276 ST CLAIR SHORES MI 48082	Collection
25094218DAH	Benison, Jacqueline	NORTHVIEW CO- OPERATIVE INC	17160	GRAVIER	8-15-104	Excessive weeds or plant growth one- or two- family dwelling or commercial Building	Nov 6, 2025	Dec 11, 2025	Dec 11, 2025	Responsible By Default	50	85	-		85	6450 LOZON RD COTTRELLVILLE MI 48039	Collection
25094219DAH	Benison, Jacqueline	NORTHVIEW CO- OPERATIVE INC	17160	GRAVIER	42-2-97(b)	Allowing bulk solid waste to lie or accumulate on or about the premises	Nov 6, 2025	Dec 11, 2025	Dec 11, 2025	Responsible By Default	500	580	-		580	6450 LOZON RD COTTRELLVILLE MI 48039	Collection



Department of Appeals and Hearings

Disposition by Respondent Name - Violation Address Report

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26022601DAH	Coleman, Tanzil	NORTHVIEW CO-OPERATIVE INC	17160	GRAVIER	8-15-39(a)1	Failure to abate unsafe or unlawful property conditions determined to render property unfit for human occupancy of less than 5 story	Jan 13, 2026	Feb 11, 2026		Pending	500		-			31408 Harper Ave#276 StClair Shores MI 48082	
Overall - Total												17,775	17,742.5	250	17,492.5		

Call (313) 628-2451 for re-inspection
A re-inspection fee may be required

Record ID : **PMB2004-01853**

Issue Date: 05/23/2023

PARK TERRACE CO-OP INC
4980 OPAL
DETROIT, MI 48236

Property Location:

4980 OPAL, Detroit, Michigan 48236

Legal Occupancy : Co-op

Square Feet : 35001

Council District :

Zip Code : 48236

Inspection Date : 05/22/2023

Expiration Date : 5/23/2026



Buildings, Safety Engineering
& Environmental Department

City of Detroit
Buildings, Safety Engineering and Environmental Department
Property Maintenance Division
Coleman A. Young Municipal Center
2 Woodward Avenue, 4th Floor, Suite 412, Detroit, Michigan 48226
(313) 628-2451

CERTIFICATE OF COMPLIANCE

Issue Date: 05/23/2023

Record ID: **PMB2004-01853**

Issued To:

PARK TERRACE CO-OP INC
4980 OPAL
DETROIT, MI 48236

Property Location: 4980 OPAL,

This property has been inspected and found to be in compliance with the Correction Order issued under the authority of the Property Maintenance Code of the City of Detroit. Occupancy and use of the premises as a **Co-op** is hereby approved. Failure to maintain these premises in good repair shall be cause for termination of this certificate.

(Seal)

David Bell, Director

EXPIRATION DATE: 5/23/2026

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Buildings, Safety Engineering
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City of Detroit

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