

Case Details

[Additional Resources ▾](#)**Case ID**

2013-13P06947LT-LT

Court Location

72nd District Court - Port Huron

Case Entitlement

STEVENS V KINDER

Judge of Record

MONAGHAN,JOHN D.,

Date Filed

09/27/2013

Case Status

CLOSED

Balance

Parties (3)

Party Name

STEVENS/ROCK/

Party Type/Number

PLAINTIFF - 1

Attorney Name**Alternate Name(s)****Answer Date****Service Date****Disposition****Disposition Date****Party Name**

KINDER/AMBER/

Party Type/Number

DEFENDANT - 1

Attorney Name**Alternate Name(s)****Answer Date****Service Date**

09/28/2013

Disposition

JUDGMENT ENTERED BY CONSENT

Disposition Date

10/03/2013

Party Name

ZINZO/JEDAIAH/

Party Type/Number

DEFENDANT - 2

Attorney Name

Approved, SCAO

To order this form, call (517) 337-1211
Target Information Management, Inc.

Original - Court
1st copy - Tenant
2nd copy - Mailing
3rd copy - Landlord/Landlady

STATE OF MICHIGAN
72nd JUDICIAL DISTRICT

SUMMONS
Landlord-Tenant / Land Contract



Court address

201 McMorran Blvd., Port Huron, MI 48060

(810) 985-2077

Plaintiff's name, address, and telephone no.

Rock STEVENS
2644 Military ST
PORT HURON MI

Plaintiff's attorney, bar no., address, and telephone no.

v

Defendant's name, address, and telephone no.

C.S. - Amber Kunder Tedraiah Zinyo
1507 Military ST
PORT HURON MI 48060

If you require special accommodations to use the court because of a disability or if you require a foreign language interpreter to help you fully participate in court proceedings, please contact the court immediately to make arrangements.

☐ Rental unit eviction

☐ Land contract forfeiture

NOTICE TO THE DEFENDANT: In the name of the people of the State of Michigan you are notified:

1. The plaintiff has filed a complaint against you and wants
- ☐ to recover possession, after land contract forfeiture, of
 - ☒ a money judgment for \$-5.
 - ☒ to evict you from

Address or description of premises

2. You are summoned to be in the district court on

Day and date

Thursday Oct 3, 2013

☒ At the address above,

Location

FILED
DISTRICT COURT NO. 13
SEP 27 A 11:32
Time 8:00 AM
2500

3. You have the right to a jury trial. If you do not demand a jury trial and pay the required jury fee in your first defense response, you will lose this right.
4. If you are in district court on time, you will have an opportunity to give the reasons why you feel you should not be evicted. Bring witnesses, receipts, and other necessary papers with you.
5. If you are not in district court on time, you may be evicted without a trial and a money judgment may be entered against you.

Date issued

9-27-13

Court clerk

[Signature]

*The certificate of mailing applies to landlord-tenant cases only.

This document must be sealed by the seal of the court.

CERTIFICATE OF MAILING BY COURT*

I certify that on this date I served a copy of this summons and the complaint and required attachments on the defendants by first-class mail addressed to their last-known addresses as defined in MCR 2.107(C)(3).

Date

9-27-13

Court clerk/officer

[Signature]

CERTIFICATE OF MAILING BY PLAINTIFF*

I certify that on this date I served a copy of this summons and the complaint and required attachments on the defendants by first-class mail addressed to their last-known addresses as defined in MCR 2.107(C)(3). I have attached a receipt of mailing from the post office.

Date

9-27-13

Plaintiff signature

[Signature]

Approved, SCAO

Original - Court
1st copy - Tenant
2nd copy - Mailing
3rd copy - Landlord

STATE OF MICHIGAN
72nd JUDICIAL DISTRICT

COMPLAINT
NONPAYMENT OF RENT
Landlord - Tenant

CASE NO.

13POG947 Lt

Court address

201 McMorran Blvd. Port Huron, MI 48060

Court telephone no.

810-985-2072

Plaintiff name(s), address(es), and telephone no(s).

Rock STEVENS
2644 Military ST
PORT HURON MI 48060
810-941-7529

Plaintiff's attorney, bar no., address, and telephone no.

Defendant name(s) and address(es)

Amber Kinder
&
Jedraiah Zinyo
1507 Military ST
PORT HURON MI
48060

The plaintiff states:

1. Attached to this complaint is a copy of the lease or occupancy agreement, if any, under which possession is claimed, and a copy of the notice to quit or demand for possession showing when and how it was served.

2. The owner of the property described in the attached demand for possession is:

3. The defendant is in possession of the following portion of the property:

Name (type or print)

4. The plaintiff has a right to possession of the property for nonpayment of rent:

a. Rental rate: \$ 600.00 per mo

b. Payable on:

First & 15th
Day or date

c. Rent is paid through 8-7-2013
Date

d. Total rent due now is \$ 860.00

e. Other money is due: \$ _____ for _____ and due by _____

☐ 5. (If applicable.) The tenancy involves housing operated by or under rules of a governmental unit. The rule or law under which the tenancy is ended is _____

☒ 6. (Must be checked unless modified by lease.) The plaintiff declares that this residential property was kept fit for the use intended, and has been kept in reasonable repair during the term of the lease.

7. The defendant has not complied with the demands made.

8. The plaintiff asks for a judgment of possession and costs and asks the court to issue an order to evict the occupants.

☐ 9. A jury trial is demanded.

☒ 10. There is no other pending or resolved civil action arising out of the same transaction or occurrence alleged in this complaint.

☐ 11. A civil action between these parties or other parties arising out of the transaction or occurrence alleged in this complaint has been previously filed in _____ Court. The docket number and assigned judge are: _____

The action ☐ remains ☐ is no longer pending.

SUPPLEMENTAL COMPLAINT

☐ 12. (If applicable.) Complaint is made and judgment is sought for money damages against the defendant as follows:

☐ Rent owing as set out in paragraph 4 above, plus additional rent at the rate of \$ 600 per mo until judgment, plus costs.

☐ Damages claimed: _____

9-27-13
Date

Rock Stevens
Plaintiff/Attorney signature

STATE OF MICHIGAN

DEMAND FOR POSSESSION
NONPAYMENT OF RENT
Landlord-TenantTO: Amber Kinder
AND
Jedraiah ZinyoNotice to mobile home owners who rent
land in a mobile home park:

If you have been late on payments on three or more occasions during any 12-month period and the park owner has given you a written demand for possession for nonpayment of rent on each occasion, the park owner may have just cause to evict you.

1. Your landlord/landlady, Rock STEVENS, says that you owe \$ 861.00 rent:
Name (type or print)

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

1507 MILITARY ST.
PORT HURON, MI. 48060

2. If you owe this rent, you must do one of the following within 7 days from the date this notice was served.
a. Pay the rent owed. or b. Move out or vacate the premises.
If you do not do one of the above, your landlord/landlady may take you to court to evict you. If you move out or vacate, you may still owe rent.
3. If your landlord-landlady takes you to court to evict you and if you have paid the rent, or if you believe there is a good reason why you do not owe the rent, you will have the opportunity to present the reasons why you believe you should not be evicted.
4. If you believe there is a good reason why you do not owe the rent claimed by your landlord/landlady, you can have a lawyer advise you. Call him or her soon.

Date

Signature of owner of premises or agent

Address

City, state, zip

Telephone no.

CERTIFICATE OF SERVICE

I certify that on 9-19-13 I served this notice on Amber Kinder & Jedraiah Zinyo
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)

MCL 600.5714(1)(a), MCL 600.5716,
MCL 600.5718, MCL 600.5775(2)(f)

72ND DISTRICT COURT
1 MEMORAN BLVD.
PORT HURON, MI 48060
(810) 985-2072

13F06947LT P01
09/27/13 11:36 01 CIVIL PIN
CASH TRANSACTION LAD # 13F0694793

CDF \$17	17.00	17.00
CDS \$23	23.00	23.00
TOTALS:	45.00	45.00

CHECK \$61	TENDERED	45.00
TOTAL PAID:		45.00

A 09/27/13 16484793 45.00
13F06947LT P01 14 6
09/27/13 16484793
21 CREDIT 00
TOTAL: 45.00
72ND DISTRICT COURT
PORT HURON
FOR DEPOSIT ONLY



13P06947LT

Court Address 201 MCMORRAN BLVD.

PORT HURON, MI 48060

1010/ 70J-CU/1

Plaintiff
STEVENS/ROCK/

Defendant
v ZINZO/JEDAIHAH/

THE COURT FINDS:

STEVENS/ROCK/
12644 MILITARY ST
PORT HURON, MI 48060

Plaintiff/Atty. ☐ Personal service

ZINZO/JEDAIHAH/
11507 MILITARY ST
PORT HURON, MI 48060

Defendant/Atty. ☐ Personal service

by ☐ hearing ☐ default* ☒ consent**

*For a defendant on active military duty, default judgment shall not be entered except as provided by the Servicemembers Civil Relief Act.

POSSESSION JUDGMENT

☐ 1. Plaintiff has a right to recover possession of the property.
☐ 2. There is now due to plaintiff for nonpayment of rent.

a. Rent to retain possession \$ 88
b. Costs \$ 88
c. Total \$ 88

☐ 3. Defendant has a right to retain possession.

TO THE DEFENDANT:

4. ☐ a. The plaintiff can apply for an order evicting the defendant if the defendant does not pay the plaintiff or the court the amount due in item 2c above or does not move out on or before _____.
- ☐ b. The plaintiff can apply for an order evicting the defendant if the defendant does not move out on or before 10-13-13.
- ☐ c. An immediate order of eviction shall be entered pursuant to MCL 600.5744(2).
- ☒ 5. The defendant may be liable for money damages after moving if additional rent is owed or if there is damage to the property.
- ☐ 6. Acceptance of partial payment of the total amount due in 2c above ☐ will ☐ will not prevent the court from issuing an order evicting the defendant.
- ☒ 7. No money judgment is entered at this time.

MONEY JUDGMENT

- ☐ 8. A possession judgment was previously entered.
- ☐ 9. A money judgment, which will earn interest at statutory rates, is entered as follows:

a. Damages \$ X
b. Costs \$ X
c. Total \$ X

10. FURTHER ORDERS:

OCT. 3, 2013

Date Judge JOHN D. MONAGHAN

P-57387

Bar no.

YOU ARE ADVISED that you may file a motion for a new trial, a motion to set aside a default judgment, or an appeal and appeal bond, which must comply with all court rules and must be filed in court by OCT. 13, 2013. You may want legal help. ☐ MCR 4.201(I) was explained to parties.

CERTIFICATE OF MAILING: I certify that on this date I served a copy of this judgment on the parties or their attorneys by first class mail addressed to their last-known addresses as defined in MCR 2.107(C)(3).

**Approved

10-3-13

Date

Plaintiff/Atty

10/3/13

Date

Defendant/Atty

MCR 4.201(K)(1)(d),
MCL 600.5744, 50 USC 521

10-3-13 renew a court
Date Deputy clerk
DC 105 (1/12) JUDGMENT, LANDLORD-TENANT