

Breaking a Lease in Michigan: Tenant Rights and Landlord Options

Summary for landlords and property managers. Last reviewed October 29, 2026. Full guide: <https://www.generationadvisory.com/laws/michigan-breaking-a-lease>

Michigan tenants can end a lease early for domestic violence, sexual assault or stalking, for military service, and for certain age or health reasons the statute lists. Leases must tell tenants about the domestic violence right.

Key points

- A service member can end a residential lease after entering active service, or after receiving permanent change of station or deployment orders, with written notice and a copy of the orders.
- A tenant with a reasonable fear of present danger from domestic violence, sexual assault or stalking can send written notice by certified mail with qualifying documentation, and is released from rent no later than the first day of the second month after notice, once they move out.
- Either side can end a month to month tenancy with one month of written notice.
- Serious repair failures can support a claim that the landlord breached the duty to keep the home fit, which may allow the tenant to end the tenancy or seek damages.
- Michigan courts generally expect a landlord to make reasonable efforts to re-rent before claiming rent for the rest of the term.

Michigan at a glance

Rule	Michigan	Law
Military service	A service member can end a residential lease after entering active service, or after receiving permanent change of station or deployment orders, with written notice and a copy of the orders.	Servicemembers Civil Relief Act (50 U.S.C. 3955)
Domestic violence survivors	A tenant with a reasonable fear of present danger from domestic violence, sexual assault or stalking can send written notice by certified mail with qualifying documentation, and is released from rent no later than the first day of the second month after notice, once they move out.	MCL 554.601b

Rule	Michigan	Law
Unlivable conditions	Serious repair failures can support a claim that the landlord breached the duty to keep the home fit, which may allow the tenant to end the tenancy or seek damages.	MCL 554.139
Landlord duty to re-rent	Michigan courts generally expect a landlord to make reasonable efforts to re-rent before claiming rent for the rest of the term.	Michigan case law
Month-to-month notice	Either side can end a month to month tenancy with one month of written notice.	MCL 554.134

Mistakes to avoid

- Billing the tenant for every remaining month without trying to re-rent the unit.
- Ignoring a protected early termination notice because it is inconvenient.
- Agreeing to an early exit by phone without a written agreement.
- Keeping more of the deposit than the lawful deductions.

Verify current law

Laws named in this summary:

- Servicemembers Civil Relief Act (50 U.S.C. 3955)
- MCL 554.601b
- MCL 554.139
- Michigan case law
- MCL 554.134
- Landlord and tenant relationships act (Act 348 of 1972)

Official sources:

- Michigan Compiled Laws (Michigan Legislature): <https://www.legislature.mi.gov/Laws/MCL>
- Michigan Legislature: Act 348 of 1972 (landlord and tenant relationships): <https://www.legislature.mi.gov/Laws/MCL?objectName=mcl-Act-348-of-1972>
- Michigan Courts: landlord tenant: <https://www.courts.michigan.gov/>

General information, not legal advice. Check current law and talk to a Michigan attorney before you act. Last reviewed October 29, 2026.