

Michigan Landlord-Tenant Laws: Rights and Duties for Both Sides

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

Michigan law requires landlords to keep rental homes fit for their intended use and in reasonable repair, bans lockouts and utility shutoffs, and gives tenants a presumption of retaliation when an eviction follows soon after a complaint.

Key points

- Every lease includes the landlord's promise that the home is fit for its intended use and will be kept in reasonable repair and in line with health and safety laws.
- A court cannot evict a tenant mainly in retaliation for enforcing rights, reporting code violations or joining a tenant group, and a complaint made within 90 days before the case creates a presumption in the tenant's favor.
- Within 30 days after occupancy ends, the landlord must mail an itemized list of damages with a check or electronic payment for any balance.

Michigan at a glance

Rule	Michigan	Law
Tenant repair remedies	Every lease includes the landlord's promise that the home is fit for its intended use and will be kept in reasonable repair and in line with health and safety laws.	MCL 554.139
Retaliation protection	A court cannot evict a tenant mainly in retaliation for enforcing rights, reporting code violations or joining a tenant group, and a complaint made within 90 days before the case creates a presumption in the tenant's favor.	MCL 600.5720
Deadline to return the deposit	Within 30 days after occupancy ends, the landlord must mail an itemized list of damages with a check or electronic payment for any balance.	MCL 554.609

Mistakes to avoid

- Entering a unit without the notice the lease or the law requires.
- Letting a written repair request sit without a reply or a plan.
- Leaving required disclosures out of the lease packet.
- Applying screening criteria differently from one applicant to the next.
- Raising rent or ending a tenancy soon after a complaint without a documented, unrelated reason.

Verify current law

Laws named in this summary:

- MCL 554.139
- MCL 600.5720
- MCL 554.609
- MCL 554.601c
- MCL 554.603
- MCL 554.608
- MCL 554.601b
- Truth in Renting Act
- Residential Lead-Based Paint Hazard Reduction Act (42 U.S.C. 4852d)
- MCL 554.602

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.