

**QUESTION 6 THE ANSWER TO THIS QUESTION SHOULD GO IN BLUEBOOK II
OR IN SOFTEST ANSWER SCREEN 6**

Freda is the relatively new owner of a residential apartment complex in Sunset, Michigan. Jared rents one of the few three-bedroom apartments in the complex on a month-to-month basis at a monthly rate of \$1,000 without a written lease agreement. Jared is current on his rent, but Freda now wants to rent that apartment to her niece, who recently moved to town with her family.

Freda also rents an apartment to Bryce pursuant to a written one-year lease for \$700 per month. Bryce is two months behind on his rental payments because his finances recently took a tumble, and, as such, he is in breach of the lease agreement. Bryce is only four months into the one-year term.

Additionally, Freda discovered that Maya, with whom Freda had no tenancy arrangement and who otherwise had no possessory interest in the property, has been living in a vacant studio apartment in the complex for more than a month.

Applying Michigan law, fully discuss if and how Freda may legally recover possession of each of the respective apartments:

1. from Jared;
2. from Bryce because of his nonpayment of rent;
3. from Maya.