

STATE OF MICHIGAN

IN THE CIRCUIT COURT FOR THE COUNTY OF OAKLAND

LARRY GREEN,

Plaintiff,

v

Case No. 2019-174818-CB
Hon. Martha D. Anderson

FARID KAZI, ET AL.,

Defendants.

OPINION AND ORDER REMOVING CASE FROM BUSINESS COURT

On June 25, 2019, Plaintiff filed the present Complaint on allegations that Defendants conspired to sell certain property for approximately one half of its market value, thereby depriving Plaintiff of his rightful share of the value of the property. The Court observes that Plaintiff has not filed a Notice of Assignment to the Business Court in this matter.

This Court has an obligation to question sua sponte its jurisdiction over the subject matter of an action. *Yee v Shiawassee Co Bd of Comm'rs*, 251 Mich App 379, 399; 651 NW2d 756 (2002). Subject matter jurisdiction is determined by the allegations in the pleadings. *Trost v Buckstop Lure Co, Inc*, 249 Mich App 580, 587-588; 644 NW2d 54 (2002).

Business court jurisdiction is limited to actions involving a “business or commercial dispute.”

MCL 600.8035(3). The statute defines a business or commercial dispute as:

- (i) An action in which all of the parties are business enterprises.
- (ii) An action in which one or more of the parties is a business enterprise and the other parties are its or their present or former owners, managers, shareholders, members of a limited liability company or a similar business organization, directors, officers, agents, employees, suppliers, guarantors of a commercial loan, or competitors, and the claims arise out of those relationships.
- (iii) An action in which 1 of the parties is a nonprofit organization, and the claims arise out of that party's organizational structure, governance, or finances.
MCL 600.8031(1)(c).


Here, Plaintiff has not provided any factual allegations within the Complaint to support the premise that all of the parties are business enterprises or that he is a present or former owner, manager, shareholder, member of a limited liability company or a similar business organization, director, officer, agent, employee, supplier, guarantor of a commercial loan, or competitor of any Defendant business enterprise for this case to qualify for business court jurisdiction under either MCL 600.8031(1)(c)(i) or (ii). Rather, the individual Plaintiff is attempting to recover his purported share of the value of certain property that was once owned by non-party Rental to Owner Realty, LLC, a dissolved company for which he was an owner. The Court notes that there is a related case arising out of the dissolution of Rental to Owner Realty, LLC, namely *Kazi v Rental to Owner Realty LLC*, Case Number 2017-158611-CZ, which is assigned to the Honorable Nanci Grant.

Since Plaintiff is neither a business enterprise nor an individual in one of the relationships listed in MCL 600.8031(1)(c)(ii), this action does not involve a business or commercial dispute. Additionally, there are no allegations in the Complaint from which the Court could conclude that jurisdiction is proper under § 8031(1)(c)(iii).

As a result, the Court finds that this action does not qualify as a business or commercial dispute as defined by MCL 600.8035(1). For these reasons, this action is excluded from business court jurisdiction and the Court orders the case to be coded CZ and assigned to the general civil docket.

IT IS SO ORDERED.

7/16/2019
Date



Hon. Martha D. Anderson
Chief Circuit Judge Pro Tem