



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
DIRECTOR

May 7, 2026

Haven Senior Care Sterling Heights LLC
Ramandeep Bal
7134 Balsam Court
Shelby Twsp, MI 48316

RE: Application #: AS500420224
Haven Senior Care - Sterling Heights
35851 Thornton Dr.
Sterling Heights, MI 48310

Dear Ms. Bal:

Attached is the Original Licensing Study Report for the above referenced facility. The study has determined substantial compliance with applicable licensing statutes and administrative rules. Therefore, a temporary license with a maximum capacity of 6 is issued.

Please review the enclosed documentation for accuracy and contact me with any questions. In the event that I am not available and you need to speak to someone immediately, please contact the local office at (248) 972-9136.

Sincerely,

A handwritten signature in cursive script that reads "L. Reed".

LaShonda Reed, Licensing Consultant
Bureau of Community and Health Systems
Cadillac Place, Ste 9-100
Detroit, MI 48202
(586) 676-2877

enclosure

**MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BUREAU OF COMMUNITY AND HEALTH SYSTEMS
LICENSING STUDY REPORT**

I. IDENTIFYING INFORMATION

License #:	AS500420224
Licensee Name:	Haven Senior Care Sterling Heights LLC
Licensee Address:	7134 Balsam Court Shelby Twsp, MI 48316
Licensee Telephone #:	(586) 703-4540
Administrator/Licensee Designee:	Ramandeep Bal
Name of Facility:	Haven Senior Care - Sterling Heights
Facility Address:	35851 Thornton Dr. Sterling Heights, MI 48310
Facility Telephone #:	(586) 703-4540 01/16/2026
Application Date:	
Capacity:	6
Program Type:	PHYSICALLY HANDICAPPED DEVELOPMENTALLY DISABLED ALZHEIMERS AGED

II. METHODOLOGY

01/16/2026	On-Line Enrollment
01/20/2026	PSOR on Address Completed
01/20/2026	Contact - Document Sent Forms sent via email.
02/23/2026	Contact - Document Received 1326/RI030 and AFC-100.
02/23/2026	Comment FP sent to Ashley.
02/24/2026	File Transferred To Field Office
02/26/2026	Application Incomplete Letter Sent
04/14/2026	Application Complete/On-site Needed
04/14/2026	Inspection Completed On-site
04/17/2026	Inspection Completed-BCAL Full Compliance

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

This facility is currently licensed as an AFC group home under license number AS500401945. A new application was received for a change of ownership.

The small adult foster care home is located in a residential area in Sterling Heights MI. The home is in Warren Consolidated School District and surrounded by many restaurants and recreational activities. The nearest hospital is Beaumont Hospital in Rochester Hills, MI. Due to the facility's location, it utilizes both public water and sewage system

The applicant is leasing the home from Apneet Bal. Proof of ownership was obtained from the City of Sterling Heights Property Search-Tax records. Apneet Bal is listed as the owner of the home as of 03/24/2026. The applicant provided a lease agreement that began on 03/12/2026 and expires on 03/11/2027. The owner, Apneet Bal provided a letter giving the applicant permission to operate as an Adult Foster Care facility on the property and for Licensing and Regulatory Affairs to inspect the property.

The home is a single-story brick ranch built on a slab. The home has an attached two car garage. The primary means of egress is at the front of the home and the secondary means of egress in the rear of the home. The facility does has one wheelchair ramps at one approved means of egress and one egress which is at ground level. The facility is wheelchair accessible. The facility's doorways to the family room, dining rooms, bathrooms, and resident bedrooms have width to allow for residents requiring wheelchairs or other devices to easily navigate through them and access these spaces. The home has private circular driveway in front of the home.

The first floor of the home consists of a family room, formal dining room, kitchen, dining room, two full bathrooms, one half bathroom and four resident bedrooms. Each resident bedroom has at least one egress window. The home has first floor laundry with washer/dryer powered by gas. The facility's clothes dryer is vented to the outside using permanent metal duct work. Each bathroom consists of a toilet sink, tub/shower, and mechanical ventilation.

The gas furnace and hot water heater are located on the facility's main floor in a room constructed of materials that provide a 1-hour-fire-resistance rating with a 1-3/4-inch solid core door in a fully stopped frame, equipped with an automatic self-closing device and positive-latching hardware. At least one 5-pound multi-purpose fire extinguisher or equivalent is located on the main floor near the kitchen.

The furnace and electrical system were inspected on 03/02/2026 by Michael Nazareno Mechanical Lic. # 7116276 and both were determined to be in good condition and function properly.

The facility is equipped with smoke detectors that are hardwired and battery operated. The smoke detectors are made by First Alert brand. The smoke detectors were installed by Gary Alarm System (248) 798-9748. The smoke detectors are fully operational and in good condition. The smoke detectors are in each bedroom, kitchen, laundry room and in the hallway to the main entrance. The fire extinguishers are located in the hall way near the furnace and hot water tank enclosed closet and kitchen.

Resident bedrooms were measured during the on-site inspection and have the following dimensions:

Bedroom #	Room Dimensions	Total Square Footage	Total Resident Beds
1	18 x 17.1	307.5	2
2	8.1 x 13.9	111.15	1
3	11.6 x 11.2	128.42	1
4	11.6 x 11.7	133.21	2

The family and dining rooms areas measure a total of 766.64 square feet of living space. This exceeds the minimum of 35 square feet per occupant requirement.

Based on the above information, it is concluded that this facility can accommodate **six (6)** residents. It is the licensee's responsibility not to exceed the facility's licensed capacity.

A. Program Description

Admission and discharge policies, program statement, refund policy, personnel policies, emergency preparedness plans, standard procedures, and a visitation policy that addresses overnight visitors were reviewed and accepted as written.

The applicant intends to provide 24-hour supervision, protection and personal care to **six (6)** male or female ambulatory and/or non-ambulatory adults whose diagnosis is physical handicapped, developmentally disabled, Alzheimer's and Aged in the least restrictive environment possible.

The applicant will provide services to seniors and disabled veterans. The program is designed to provide dignified care in a small living environment to avoid institutionalization. The program is designed to provide care to remedy pain and emotional distress due to age and loneliness. The program provides medication management and social interaction by assisting residents self-care, personal hygiene, and personal adjustment skills. The licensee will promote group activities and outings, house meetings, and provide companionship and emotional support to combat isolation and depression.

The applicant intends to provide care for the Alzheimer's population. The primary goal is to provide relief to families for residents that suffer from Alzheimer's by promoting the person's well-being which is protecting them from potential abuse or neglect associated with family/caregiver stress and frustration. The program understands that as the disease progresses, the sufferer tends to neglect tasks that are important for everyday health and safety that the rest of us perform routinely such as express hunger consuming a meal or attend to personal hygiene. The program focuses on the individual's everyday activity to ensure appropriate hydration, nutrition, personal care, grooming and exercise. The program will complete a special needs assessment which determines the person's level of dementia and behavior patterns. Direct care staff will complete two trainings: Foundations of Dementia Care 12-hour module and "Understanding Dementia & it's effect on sufferers".

The applicant intends to accept residents from American Society of Case Management-Detroit Chapter, Careforward and Feinburg Consulting. The resident will be private pay.

The applicant will arrange transportation through available community resources such as medical transport services, family members, or other approved providers. In the event of an emergency, immediate transportation will be ensured by contacting emergency services (911). Additionally, a vehicle owned by the licensee, administrator, or direct care staff on duty will be available if needed to ensure timely access to care. These measures will ensure that residents have access to necessary transportation, including emergency situations, in compliance with AFC licensing rules.

The applicant will make provisions for a variety of leisure and recreational equipment. It is the intent of the applicant to utilize local community resources including libraries, local museums, shopping centers, and local parks for additional entertainment and leisure activities.

C. Applicant and Administrator Qualifications

The applicant is Haven Senior Care Sterling Heights, L.L.C., which is a "Domestic Limited Liability Company", was established in Michigan, on 01/24/2026. The applicant has acknowledged sufficient financial resources to provide for the adequate care of the residents. The applicant submitted a financial statement and established an annual budget projecting expenses and income to demonstrate the financial capability to operate this adult foster care facility.

The members of Haven Senior Care Sterling Heights, L.L.C have submitted documentation appointing Ramandeep Bal Licensee Designee and Administrator for this facility.

A licensing record clearance request was completed with no LEIN convictions recorded for Ramandeep Bal. Ramandeep Bal submitted a medical clearance with a statement from a physician documenting the Ramandeep Bal good health, dated 04/14/2026.

Ramandeep Bal has provided documentation to satisfy the qualifications and training requirements identified in the administrative group home rules. Ramandeep Bal is currently the licensee and administrator for licensed adult foster home Haven Senior Care license number AS500411650 since 02/02/2023. Ramandeep Bal completed a Licensed Practical Nursing Degree, has 20+ pre-med credits from Baker College and worked as a Patient Care Technician from 2003-2014 at Beaumont Hospital. Ramandeep Bal fluently speak, read, write, and understand English, Punjabi, and Hindi.

Ramandeep Bal has provided assistance with activities of daily living, including personal care, medication administration, meal preparation, mobility assistance and behavioral support. Ramandeep Bal also possesses management experience involving staff supervision, compliance with licensing requirements, and oversight of resident care and documentation.

The staffing pattern for the original license of this 6 bed facility is adequate and includes a minimum of 1 staff –to- 6 residents per shift. Ramandeep Bal acknowledges that the staff 1–to-6 resident ratio will change to reflect any increase in the level of supervision, protection, or personal care required by the residents. Ramandeep Bal has indicated that direct care staff will stay awake during sleeping hours (ensure this matches their program statement).

Ramandeep Bal acknowledged that at no time will this facility rely on “roaming” staff or other staff that are on duty and working at another facility to be considered part of this facility’s staff to resident ratio or expected to assist in providing supervision, protection, or personal care to the resident population.

Ramandeep Bal acknowledges an understanding of the qualifications, suitability, and training requirements for direct care staff prior to each person working in the facility in that capacity or being considered as part of the staff to resident ratio.

Ramandeep Bal acknowledged an understanding of the responsibility to assess the good moral character of employees and contractors who have regular, ongoing, “direct access” to residents or the resident information or both. The licensing consultant provided technical assistance on the process for obtaining criminal record checks utilizing the Michigan Long Term Care Partnership website (www.miltcpartnership.org) and the related documents required to be maintained in each employee’s record to demonstrate compliance.

Ramandeep Bal acknowledges an understanding of the administrative rules regarding medication procedures and that only those direct care staff that have received medication training and have been determined competent by the licensee can administer medication to residents. In addition, Ramandeep Bal has indicated that resident medication will be stored in a locked cabinet and that daily medication logs will be maintained on each resident receiving medication.

Ramandeep Bal acknowledges their responsibility to obtain all required good moral character, medical, and training documentation and signatures that are to be completed prior to each direct care staff or volunteer working directly with residents. In addition, Ramandeep Bal acknowledges their responsibility to maintain all required documentation in each employee's record for each licensee or licensee designee, administrator, and direct care staff or volunteer and follow the retention schedule for those documents contained within each employee's record.

Ramandeep Bal acknowledges an understanding of the administrative rules regarding the admission criteria and procedural requirements for accepting a resident into the home for adult foster care.

Ramandeep Bal acknowledges their responsibility to obtain the required written assessment, written assessment plan, resident care agreement, and health care appraisal forms and signatures that are to be completed prior to, or at the time of each resident's admission to the home as well as updating and completing those forms and obtaining new signatures for each resident on an annual basis.

Ramandeep Bal acknowledges their responsibility to maintain a current resident record on file in the home for each resident and follow the retention schedule for all of the documents that are required to be maintained within each resident's file.

Ramandeep Bal acknowledges an understanding of the administrative rules regarding the handling of resident funds and valuables and intends to comply. Ramandeep Bal acknowledges recording each resident's funds and itemized transactions including payment for services. Ramandeep Bal acknowledges this document will be created for each resident to document the date and amount of the adult foster care service fee paid each month and all of the resident's personal money transactions that have been agreed to be managed by the Ramandeep Bal.

Ramandeep Bal acknowledges an understanding of the administrative rules regarding informing each resident of their resident rights and providing them with a copy of those rights. Ramandeep Bal indicated that it is their intent to achieve and maintain compliance with these requirements.

Ramandeep Bal acknowledges an understanding of the administrative rules regarding the written and verbal reporting of incidents and accidents and the responsibility to conduct an immediate investigation of the cause. Ramandeep Bal has indicated their intention to achieve and maintain compliance with the reporting and investigation of each incident and accident involving a resident, employee, and/or visitor.

Ramandeep Bal acknowledges their responsibility to provide a written discharge notice to the appropriate parties when a 30-day or less than 30-day discharge is requested.

D. Rule/Statutory Violations

Ramandeep Bal was in compliance with the licensing act and applicable administrative rules at the time of licensure.

IV. RECOMMENDATION

I recommend issuance of a temporary license to this AFC adult small group home (capacity 1-6).



04/29/2026

LaShonda Reed
Licensing Consultant

Date

Approved By:



05/07/2026

Ardra Hunter
Area Manager

Date