Cost of Drug and Gang Activity in Rental Properties

When criminals, and other residents who cause destruction, operate out of a rental property, neighborhoods suffer, and landlords and tenants pay a high price.

The price may include:

- Loss of rent during the eviction and repair periods
- Loss of valued residents
- Property damage arising from abuse, retaliation, neglect and search warrants
- Fear and frustration when dealing with dangerous and threatening residents
- Decline in property values, particularly when the activity begins affecting the reputation of the property and community
- Increased resentment and anger between tenants and property managers
- Fire and other health hazards resulting from drug manufacturing and marijuana grow operations
- Law enforcement investigations of criminal activity could result in the closure of your property for an extended period of time

I find that residents feel more secure and, as a manager, I know that I will not be dealing with any individuals that are drug impaired or have gang connections. Should a problem arise, I have the support of the Edmonton Police Service.

Property Manager for 10 Years

Residents feel a sense of security as they see upgrades being made to the property.

Property Manager for 15 Years

The signage on the building discourages unwanted individuals from making rental inquiries.

Property Manager for 10 Years

The first year we had the program in place, our calls to the police went down more than 60%. The seniors in our building feel safe in an area of the city where most people would assume a secure building would not be possible.

Seniors Housing Property Manager for 7 Years

The ongoing recertification programs keep the managers up to date on the latest crime trends and give the managers the opportunity to meet other building managers and exchange ideas.

Property Manager for over 10 Years



CFMH Program

Edmonton Police Service

780-421-3425

www.edmontonpolice.ca

EDMONTON

POLICE

SERVICE

For a complete list of

crime prevention programs visit www.edmontonpolice.ca

EDMONTON POLICE SERVICE



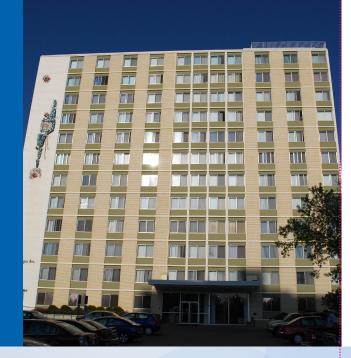
Crime Free Multi-Housing Program

Partnering together to prevent illegal activity on your property



Benefits of CFMH

- This program uses a unique three-phase approach to crime prevention
- Offers a resident-friendly approach
- Increased demand for rental units with a reputation for active management
- Improved safety for residents, landlords and managers
- Peace of mind that comes from spending more time on routine management and less time on crisis control
- A stable, more satisfied resident base
- Lower maintenance and repair costs
- Increased property value



CFMH will teach you...

Safety Awareness and Applicant Screening

- Development of personal safety awareness
- Applicant screening techniques
- \cdot Tips to strengthen rental agreements
- How to become a proactive property manager

Identifying Drug and Gang Activity

- \cdot Warning signs of drug and gang activity
- Actions that should be taken if a resident or guest is conducting illegal activities on your property
- Crisis resolution and the eviction process

Understanding the Role of Police

Other police programs and resourcesEviction process

Crime Free Lease Addendum

How the addendum discourages would-be criminals from renting space in your property
Using the addendum as a tool to evict problem tenants

Crime Free Lease Addendum

A reference manual that itemizes community resources is issued to participants during Phase One training
Various crime prevention brochures are available
Vendors will present during Phase One training to provide additional resources, tools and information

Overview of CFMH

The Crime Free Multi-Housing Program was created to assist residents, owners and managers of rental properties in deterring illegal activity from their property.

This solution-oriented program is designed to be a simple, yet effective, way to reduce the amount of crime on rental properties.

There are three phases to the program:

Phase One: Manager Training

- Two day workshop that teaches the concepts of creating crime-free buildings to landlords, property and resident managers, maintenance staff and owners
- A pre-inspection of your property will be done upon completion of the workshop

Phase Two: Security Audit

- Participating landlords must meet nine mandatory security requirements to pass an inspection by a CFMH coordinator
- Security audits ensure proper locks, lighting, landscaping and maintenance are in place

Phase Three: Resident Safety Social

- The property owner/manager will organize a Resident Safety Social for tenants
- A police officer will introduce and explain the concept of the program
- Authorized to use the Crime Free Lease Addendum, logos and materials
- The rental property will be authorized to post CFMH signs and decals

