

## Cost Of Drug And Gang Activity In Rental Property

When criminals and other destructive residents operate out of a rental property, neighbourhoods suffer, and landlords and tenants pay a high price.

### That Price May Include:

- Loss of rent during the eviction and repair periods
- The 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



## What Edmonton Residents Have Said About the Program

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.

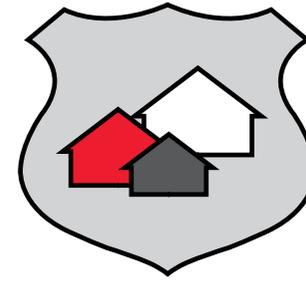
*Seniors Housing Property Manager for 7 Years*

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*

Owners who have completed this program have indicated that crime has been dramatically reduced in some areas of the city where crime rates were high. Residents are recognizing the value of living in a certified crime-free building and are encouraged to look for the Crime Free Multi-Housing signs and sticker on the front of buildings.

*Edmonton Apartment Association*



**Crime Free Multi-Housing Program**  
**Edmonton Police Service**  
**(780) 421-3425**  
[www.edmontonpolice.ca/crimefree](http://www.edmontonpolice.ca/crimefree)



For a complete listing of training dates and locations, contact the Edmonton Apartment Association by telephone at **(780) 413-9773** or visit [www.eaa.ab.ca](http://www.eaa.ab.ca).

The AMA is proud to partner with the Edmonton Police Service and the Edmonton Apartment Association in the Crime Free Multi-Housing program.

For a complete list of Crime Prevention programs, contact the Crime Prevention Unit at **(780) 421-3475** or visit [www.edmontonpolice.ca](http://www.edmontonpolice.ca)



ALBERTA MOTOR ASSOCIATION  
[ama.ab.ca](http://ama.ab.ca)

## Crime Free Multi-Housing Program of Edmonton



## Keeping Illegal Activity Out of Rental Property



ALBERTA MOTOR ASSOCIATION

## Benefits of the Crime Free program

- 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



## The Crime Free Multi-Housing program will teach you...

### Safety Awareness and Applicant Screening

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

### Identifying Drug and Gang Activity

- Warning signs of drug and gang activity
- Actions that should be taken if you discover your resident or resident's guests are conducting illegal activities on your property
- Crisis resolution and the eviction process

### Understanding the Role of the Police

- Other police programs and resources
- Eviction 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

### Resource Materials

- 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 the Crime Free Multi-Housing Program

The **Crime Free Multi-Housing Program** was created to assist residents, owners and managers of rental properties in keeping illegal activity off 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

- This requires participating landlords to meet nine mandatory security requirements to pass an inspection by a Crime Free 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 the tenants
- A police officer will introduce and explain the concept of the program
- Management can now use the Crime Free Lease Addendum, logos and materials
- The rental property will be allowed to post Crime Free Multi-Housing signs and decals

