

## 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*



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## CFMH Program Edmonton Police Service

780-421-3425  
[www.edmontonpolice.ca](http://www.edmontonpolice.ca)



## Crime Free Multi-Housing Program

Partnering together to prevent  
illegal activity on your property

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For a complete list of  
crime prevention programs visit  
[www.edmontonpolice.ca](http://www.edmontonpolice.ca)

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## 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
- 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 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 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

### 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

