

ARE YOU...? YES NO

- 1. An apartment owner/ manager, resident manager or maintenance staff?
- 2. Concerned about criminal activity, nuisance or destructive behavior by some of your tenants?
- 3. Losing money due to property damage or neglect by problem tenants?
- 4. Having trouble knowing what to do with problem tenants and/or guests?
- 5. Wanting to spend less time on crisis control?
- 6. Wanting a more stable and satisfied long term resident base?
- 7. Wanting a community environment that provides safety and peace of mind for you and your tenants?

If you answered yes to some or all of the above questions, the Crime Free Multi-Housing Program is for you!

We Have Joined The **SASKATOON CRIME FREE MULTI-HOUSING PROGRAM**

Keeping Illegal Activity Out of Rental Property



What Saskatoon residents are saying...



“This should be the Landlord 101 course for absolutely everyone entering the business.”

“Opened my eyes. Will adopt new building policies.”

“Good usable ideas and materials for screening and applications.”

“It was a relief that others are having similar problems.”

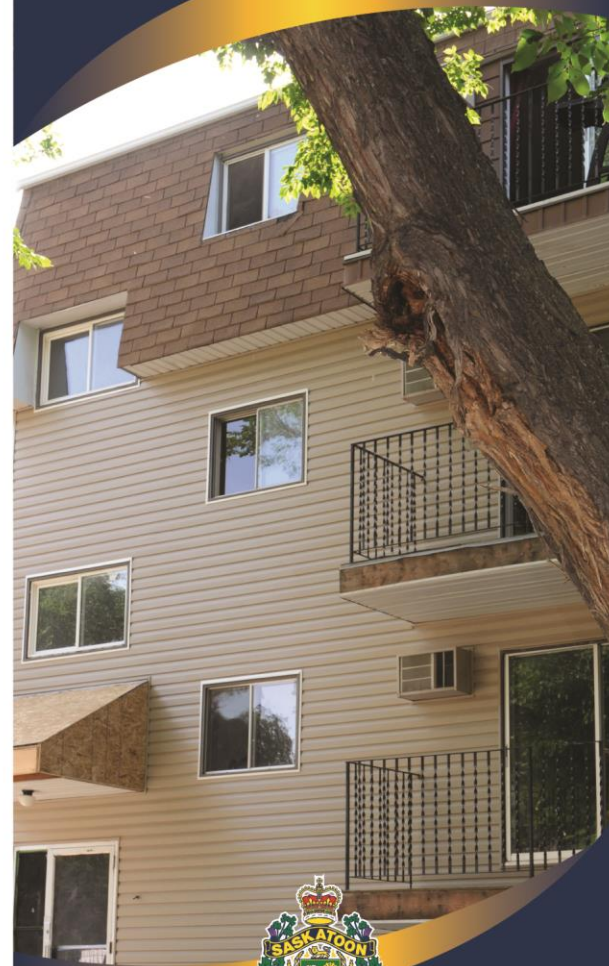


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CRIME FREE MULTI-HOUSING
Keeping Illegal Activity Off of Rental Property



Saskatoon Police Service

Honour - Spirit - Vision

Program Overview

The **Crime Free Multi-Housing Program of Saskatoon** assists residents, owners and managers of rental property in keeping drugs and other illegal activity off their rental property.

There are three phases to the program:

Phase One: Training Seminar

- One day workshop teaches the concepts of creating crime-free buildings.
- Priority call response from the Saskatoon Police Service.
- Statistics regarding calls to the property.

Phase Two: Security Audit

- The program requires the rental property to meet nine mandatory security requirements including proper locks, lighting and landscaping.

Phase Three: Resident Safety Social

- The property owner/manager will organize a Resident Safety Social.
- The Saskatoon Police Service will introduce and explain the concept of the program.
- The rental property can post Crime Free Multi-Housing signs.

Benefits

- Increased demand for suites.
- Stable and satisfied resident base.
- Lower maintenance and repair costs.
- Improved property values.
- Appreciative neighbours.
- Improved safety.

Prevention and Applicant Screening

- Developing safety awareness.
- How to be a proactive property manager.
- Benefits of applicant screening.
- Tips to strengthen rental agreements.
- Maintaining a fire-safe environment.

Drug and Gang Issues

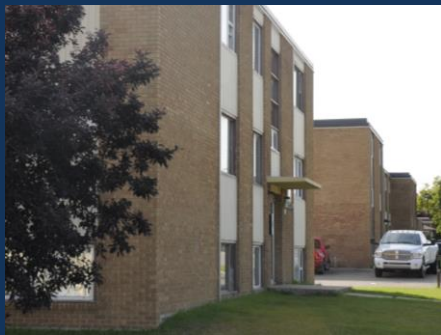
- Warning signs of drug and gang activity.
- What to do if your resident or their guests are conducting illegal activities on your property.
- Role of the police.
- Crisis resolution and the eviction process.

Use of the Crime Free Multi-Housing Lease Addendum

- As a tool to evict problem tenants.
- To discourage would-be criminals from renting space in your property.
- To prepare for a Residential Tenancies action.

Crime Prevention Through Design

- Reduce opportunities for crime.
- Improve resident's perception of safety.
- Strengthen community bonds.
- Implement crime prevention techniques.



Cost of Drug and Gang Activity in Rental Property

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

That price may include:

- Loss of rent due to an eviction or extended repair periods.
- Loss of valued residents.
- Property damage arising from abuse, retaliation, neglect and police raids.
- Fear and frustration when dealing with dangerous and threatening residents.
- Decline in property values, particularly when the activity begins affecting the reputation of the neighbourhood.
- Increased resentment and anger between neighbours and property managers.
- Fire resulting from drug manufacturing and marijuana grow operations.
- Closure of your property for an extended period while police investigate criminal activity.