



Keeping illegal activity off of rental property

Crime Free Multi-Housing

Volume 4, Issue 1



Fill the Suites 2016 Promotions

The CFMH program has developed an exciting promotion program for 2016 to assist the certified properties to find good renters. Our goal is to have 60 certified properties by the end of 2016; currently there are 40 certified properties. We have four promotions planned for the year, kicking off with the exciting bus tour in July.

1. 10 – 4 Rental Revealed Bus Tour with a progressive luncheon.

We have noted several newly certified properties that have made interesting



innovations and we want to offer others a chance to see and hear about them.

2. Postcard

targeting back-to-school post-secondary students. Last year we produced 4000 postcards for August and distributed them in the community and to the educational institutions.

3. Bus Billboard Campaign

We are working on producing panels for the interior of the buses that will promote the certified addresses and provide you with an opportunity to advertise your addresses for a full year. More information on page 7 of this newsletter.



4. Celebration Luncheon

The landlords of newly certified properties will be invited to attend an awards luncheon with the newly elected Mayor, Chief Weighill, and other representatives to celebrate their participation in the program.

To participate in these promotions, you must have an up-to-date Phase 2 assessment, have scheduled a Phase 3 safety social for 2016 and have the CFMH certification. Contact our office to check on your current status. In the current more challenging rental market, we want to help ensure that the certified properties are recognized as the first and best choice for rental accommodation.

TOP CFMH PROPERTIES IN SASKATOON	
PLEASANT HILL/DOWNTOWN	EAST/NORTHWEST
2008 20 th Street W – Vu 18 suite, lowrise 306-295-6878	609 Wilson Crescent – Universal Realty 8 unit, lowrise multi-res 306-652-7736
1709 22 nd Street W – Cress 20 suite 306-244-7747	2301 St Henry Avenue – Universal Realty 18 suite, lowrise 306-652-7736
1802 22 nd Street W – SaskNative Rentals 25+ suites, lowrise 306-653-0384	2015 7 th Street E – Universal Realty 12 unit, lowrise 306-652-7736
312 Avenue C N – Beerman 5 suites, lowrise 306-934-7189	2021 7 th Street E – Universal Realty 12 unit, lowrise 306-244-6639
340 Avenue D S – Stewart 6 suite, lowrise 306-244-7368	714 Confederation Drive – ICR Property Management 40+ suites, lowrise 306-664-8316
901 4 th Avenue N – Cress 10 suite, lowrise 306-244-7747	2403 Koyl Avenue – Allens 67 bachelor suites 306-664-2546
125 Avenue U S – Austin 8 suite, lowrise 306-227-1095	321 Camponi Place – SHC 20 unit lowrise 306-655-4979
206 2 nd Avenue N – Colliers 32 suite, highrise 306-664-1230	1123/1127 Moss Avenue – Elm Lodge 150+ unit affordable seniors 306-955-0488
541 5 th Avenue N – Colliers 140 suite, highrise 306-664-1240	5 Borden Place – SaskNative Rentals 44 unit lowrise 306-653-0384
	1020 Tiffin Crescent – Oliver Lodge 71 unit independent seniors 306-986-5464

Don't miss out! Plan to help us advertise your safe properties.

Saskatoon Crime Free Multi-Housing Newsletter

Tampering with Fire Equipment – a “not so” fine option

We have new, updated fire stickers available for landlords! The result of a collaboration between CFMH and Saskatoon Fire, these new stickers more comprehensively state the fines and list the infractions where they would apply.

To request for your building, contact either Crime Free Multi-Housing or Saskatoon Fire Department at 306-975-2520.

Recent convictions and the resulting fines given to individuals for tampering with fire alarm systems or portable fire extinguishers demonstrate the seriousness of these actions.

The Saskatoon Fire Department has responded to a number of false alarms due to people spitefully activating the fire alarm system or maliciously discharging fire extinguishers. With the evidence gathered through video surveillance cameras and other investigative methods, six charges have been laid in the last two years and more are pending. All of the charges laid have led to convictions. Five individuals have been convicted of either Tampering with a Fire Alarm System or Tampering with a Portable Fire Extinguisher under Section 30 (1) & (2) of The Fire Prevention Act (1992) and been fined between \$580 and \$2,100.

It is against the law to tamper with smoke alarms, to tamper with a fire alarm system, to tamper with or discharge a fire extinguisher, to block or obstruct an exit or to prop open fire separation doors which include suite doors and stairwell doors. The Act



allows for a maximum fine of \$10,000 for any of these offences.

Falsely pulling a fire alarm system has a number of detrimental effects.

- Persons who live in buildings where the fire alarm system is pulled maliciously sometimes assume that alarms are false and ignore them. If there is a fire in the building, this puts many more lives unnecessarily at risk.
- The Saskatoon Fire Department responds to many different types of emergencies not just fires. False alarms cause a diversion of fire department resources, and can hinder our response to a real emergency at another location once again putting lives unnecessarily at risk.

The Saskatoon Fire Department reminds every one of the life safety threats associated with false alarms.

For more City of Saskatoon Public Service Announcements, News Releases, Traffic Detours and Service Alerts, visit www.saskatoon.ca or connect with the City of Saskatoon on Twitter and Facebook.

Saskatoon Crime Free Multi-Housing Newsletter

Crime Free Program Changes

The Crime Free Multi-Housing program has been incredibly well received by the landlords of Saskatoon. Over the five years the CFMH program has existed in Saskatoon, we have had almost 60% of the rental apartments participate in the program. We currently support about 440 rental property addresses with our services. The size of the program has stretched our limited resources, so we have had to make a decision to focus our resources on properties that have progressed in the program. There will be a few changes that may affect the type of information you receive from the CFMH program.

As you know, there are three phases to the program:

1. Phase 1 8 hour training seminar (renewed every 3 years);
2. Phase 2 Rental Property Security Assessment with 9 requirements (reviewed every 3 years);
3. Phase 3 Annual Safety Social with the residents of the Rental Property.

Phase 1 = personal program benefits.

Since the Phase 1 seminar applies to individuals, we are planning on reconciling our services so anyone who attends or has attended the Phase 1 will continue to receive personal support services such as the newsletter, email notifications, free registration for the renewal seminars, the use of the lease addendum document as a screening tool and can contact our office for assistance or advice.

The Phase 1 certification must be renewed at least once every three years by attending a renewal seminar. As

well, there must be someone with a currently active Phase 1 certification for the Phase 2 assessment(s) to be valid and to host a Phase 3 safety social or to receive the certification benefits.

Address Benefits will align with Phase 2

Benefits that relate to the property addresses will only be implemented if there is an active Phase 2 assessment. These benefits include

- the daily notifications about Police calls to the property,
- statistical analyses of the types of calls and
- priority call response from Saskatoon Police.

This change will be fully implemented in the summer of 2016.

We would strongly advise you to book a Phase 2 assessment for your properties prior to August to ensure you continue to receive the address information related to your rental properties.

How will this affect me?

- You may lose some or all of the information about your rental addresses in the next few weeks.
- Properties with active Phase 2 assessments will notice no difference.
- We will be providing enhanced services to the certified properties as we shift our focus to working more closely with these properties.

We will be providing specific information to each of you with regard to the effect on your rental properties.



Saskatoon Crime Free Multi-Housing Newsletter

LANDLORD 101 – Your questions, your answers

I ♥ MY LAND LORD

Last fall the Saskatchewan Landlord's Association hosted a luncheon presentation on professional tenants and one

particular case of a man who consistently scams landlords with non-payment of rent and follows up with spurious appeals that are eventually dismissed after he gets 2 – 3 months of non-rent payment. The CBC attended and posted an article on their website. There is a lot of misinformation out there about landlord's rights. We have included some of the comments for your entertainment:

- Landlords need to vet their tenants. Simply Googling this guy's name would have prevented the problem.
- Change the locks when he is out. He has to buy groceries sooner or later. If he breaks in, call the police and have him arrested for break and enter. The landlord can use similar legal procedures to delay him getting back in.
- Start charging first and last month's rent plus damage deposit up front in cash before handing over the keys! Other provinces have been doing it for years!
- Being a landlord is now more of a business and again landlords need to do their homework as do tenants if you want a good landlord.
- How is he still a free man? Can't the police simply arrest him for contempt of court, or refusal to follow the orders of a judge, or simple theft (which by now is clearly proven by the judges)???
- The court judgement is empty air. You are responsible for collecting not the court. Small claims court is the same. Useless if the person refuses to pay.

- The police are too lazy, speeding tickets generate revenue
- The lack of affordable quality rental properties is directly attributable to guys like this one. Thus slum lords become more the norm.
- I had rentals and newly renovated apartments that got trashed within weeks...even with good references. One guy left a cat and abandoned him in an apartment.
- No rent. No keys. What could be simpler. Of course that only covers for the first month.
- Well, if the deadbeat dude keeps that mode of operation up, he will most likely run into the "wrong" type of land lord and be physically thrown out. These jerks usually push the envelope one too many times and then their game is over.
- If he's manipulating laws, maybe it's time to go outside to get him? Sell the debt to bikers, let him try to squirm out of that.
- If he's manipulating laws, maybe it's time to go outside to get him? Sell the debt to bikers, let him try to squirm out of that.
- Once again landlords not properly screening their tenants again, only visions of \$\$\$, no one to blame but themselves. No one forces anyone to become a landlord do they? Plain and simple they only play this game for one reason and one reason only, GREED!
- People who don't own property used to not be allowed to vote. It seems we should go back to that.

Please do not take any of this advice! We have a prize available for the first landlord to reply with the correct response to the comments. Let us know how you would deal with the professional tenant. True or False next to each and send back to us at cfmh@police.saskatoon.sk.ca

Saskatoon Crime Free Multi-Housing Newsletter

Stolen Auto Reports Checklist

There has been an increase in car thefts recently. When you report a theft, the Police will ask the following questions. It is a good idea to have the answers to these questions figured out prior to making the report.

1. When was it last seen?
2. Where was the vehicle parked (street, driveway)?
3. Who has access to it?
4. Was it left locked or unlocked?
5. Where are the keys? Are they all accounted for? Who else has keys or access?
6. Obtain complete physical description of vehicle – colour, make, model, number of doors, plate, distinguishing marks, stickers.
7. Clean or dirty condition, dents, body damage.
8. Headlights etc. working/burnt out, if so which one?
9. How much fuel is in the vehicle?
10. Luggage rack on roof, off road lights, etc.
11. Any weapons stored in vehicle?
12. Obtain complete inventory of items within vehicle.
13. Suspects, if any.
14. Is there any money owing, lien, or spousal claim on vehicle?
15. Any visible evidence at scene (i.e. damage or residual vehicle parts (broken glass)?
16. Inform registered owner about SGI and insurance, press for honesty in locations of keys.



Saskatoon Crime Free Multi-Housing Newsletter

Mental Health Services Amendment Act 2014

On **Friday, October 30, 2015**, *The Mental Health Services Amendment Act, 2014* (the “Act”) was proclaimed and came into force. Please be aware of the following changes specific to Peace Officers:

1) Peace Officer has now been defined in the Act as follows:

2) (u) peace officer includes:

- (i) a member of the Royal Canadian Mounted Police;
- (ii) a person appointed pursuant to *The Police Act, 1990* as a special constable or peace officer;

3) Section 20 of the Act has changed substantially and now reads as follows:

20(1) A peace officer may apprehend a person without a warrant and convey that person as soon as is reasonably practicable to a place where he or she may be examined by a physician if the peace officer

has reasonable grounds to believe that the person is:

- (a) suffering from a mental disorder;
 - (b) likely to cause harm to himself or herself or to others or to suffer substantial mental or physical deterioration if he or she is not detained in a mental health center.
- (2) A person apprehended pursuant to subsection (1) must be examined by a physician as soon as is reasonably practicable and in all cases within 24 hours after his or her apprehension.

It is important to note that a person is no longer required to be in a public place and causing a disturbance to be apprehended.

All of the amendments are available at the following link:

<http://www.gp.gov.sk.ca/documents/english/Chapters/2014/Chap-16.pdf>

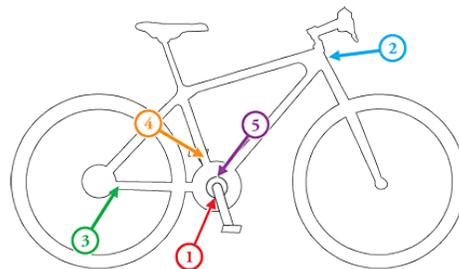
Stolen Bikes

We are well into summer season in Saskatoon, which coincides with bike theft season. If you get your bike stolen, you can report it to the Saskatoon City Police either on line (police.saskatoon.sk.ca) or at the Service Centre of the Saskatoon City Police at 76-25th Street East.

When the Saskatoon Police Lost and Found Section receives bikes, they are kept for **90 days only** and then they are sold at McDougall Auction.

Most important! Write down your serial number of your bike, that is the easiest, fastest way to claim a bike!

Most common places to find a serial number on a bike;



Saskatoon Crime Free Multi-Housing Newsletter

View from the Blue

Door Knock Checks – Sleep Tight, Good Night Follow-Ups

Often when habitual criminals come before the courts, they are given curfews as part of their conditions. Certain Saskatoon Police units will follow up on the curfew conditions by conducting door knock checks at night. The officers noted that almost all checks are done at rental accommodations, but few seem to be done at rental apartments.

Your tenants may complain that there was someone being loud knocking on a suite door at 2 or 3 o'clock in the morning. Officers must knock loud enough that they could reasonably wake up anyone at the suite to ensure that the person they are checking on is not in attendance. If no one answers the door, or if the person does not present themselves, the officers will provide a warrant for a breach of court conditions or breach of parole.

The purpose of the curfew and the follow up check is two-fold. First, if the person is respecting the curfew, they will not be out committing crimes. Second the follow up check encourages offenders to take the curfew more seriously and to respect the condition. Many of the criminals that have a curfew are habitual offenders and are not used to having rules imposed on them. The curfew may wear them down and encourage them to follow the rules that are imposed.

Typically Saskatoon Police will be monitoring this condition for over 100 people at any time in the community. The list will be reviewed at least every 3 months. There will be many more people in Saskatoon who have a curfew condition, but the monitor list will include people who are most at risk of violating their conditions or people who have previously been involved in serious occurrences, such as habitual break and enters.

About half of the list will be young offenders. It is hoped that if people are monitored for curfew, they will make a good decision to

just stay home and not be involved in criminal activity.

To get a curfew in place, which is usually from 9, 10 or 11pm to 7am, the person would have been involved in previous criminal activity during the night time hours. If someone typically conducts break and enters during the day, they would not be given a night time curfew condition. While the condition may seem to be punitive, it is put in place to prevent the kind of activity that has previously resulted in a criminal conviction.

Often it will be members of Police special teams such as the serious habitual offender, violent offender, and break and enter units that will be conducting the door knock checks. Sometimes this duty will be assigned to regular patrol members if they have no other pressing duties.

How can you help? Provide Saskatoon Police and the CFMH office with the door codes to your apartments, if you can add in an emergency access code. This code is provided to the Police Dispatch office and the code will allow the officers to access the apartment without disturbing your other residents. Officers cannot confirm identity over the buzzer system and must go to the suite door to confirm the identity of the person they are seeking.

Be aware that having a curfew or court conditions is not sufficient grounds for eviction. Court conditions and parole conditions are put in place to prevent a person from engaging in behavior that has previously resulted in criminal or nuisance activity. The purpose of the court conditions is to discourage the conditions that may have resulted in that behavior and to provide Police with some tools to manage further problems involving the person

- Cst. Sean Dexter Break and Enter
- Cst Rich Shirran – Break and Enter

Saskatoon Crime Free Multi-Housing Newsletter

Bus Advertising Promotion



Don't Miss Out! Book a Phase 2 assessment today!

Recently one Saskatoon landlord noted success in filling a rental property using bus interior advertising. After trying numerous techniques, they found the bus was the most successful. People would be on the bus and would call their number to inquire about vacancies. We would like to share this success with you.

We are providing free advertising to all certified properties on the City buses. The advertising we are providing will include the property address and a phone contact. In addition, companies can choose to purchase an alternate paid advertisement that they can design themselves. All advertising will be printed on at least 15 - 10" x 34" panels, will be on display for one year and will appear on all City bus routes. The available paid advertising space can include the following:

- 1) 4.75 x 4.75 (1/12th panel) \$600
- 2) 4.75 x 11" (1/6th panel) \$1000
- 3) 10" x 9.75" (1/3rd panel) \$1800
- 4) 10" x 34" (1 full panel) \$5200

All lettering on the sign must be a minimum of 28 point Arial font. The landlord may design their own advertisement or can provide information to be included. The design and arrangement of the panel will be determined by the CFMH program.



Saskatoon Crime Free Multi-Housing Newsletter

Register for Phase 1

Training

REGISTRATION FORM – October 12th, 2016

CFMH Phase 1 seminar

Name (as it will appear on your certificate)

Company /Affiliation

Mailing Address

City Postal Code

Email

Daytime Phone / Fax:

Mail or fax form to Saskatoon Police
Service at:
Attention: Crime Free Multi-Housing
P.O. Box 1728 Saskatoon, SK S7K 3R6
Fax: 306-975-8319

What is your role related to rental housing
in Saskatoon?
property manager
resident manager
owner
other (specify) _____

Name and address of property (ies)

Please submit fee of \$85 with registration for Phase 1

The next Phase 1 training session will take place on Wednesday, October 12th, 2016. Every Phase 1 seminar to date has been filled, so please take the time to register your staff today.

2016 CFMH Calendar

- July 13 Renewal Seminar on Supporting People living with Intellectual Disabilities
- August 4 10 – 4 Rental Revealed Bus Tour of 4 Amazing Rental Properties (certified)
Distribution of Postcards to Post-Secondary Institutions (certified)
Reveal of Bus Panels (certified)
- Sept. 7 Renewal Seminar on Sex Crimes at Rental Properties
- October 12 Phase 1 seminar
Marketing Seminar (certified)
Installation of Bus Panels (certified)
- November 9 Celebration Luncheon (certified)
- December 7 Workplace Assessment and Violence Seminar

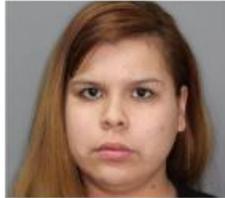
Saskatoon Crime Free Multi-Housing Newsletter

Wanted by Police



Christopher James FINLAY
(Age 29)

Described as violent, 5-foot-7, 170 lbs, brown hair, brown eyes. Wanted Canada Wide for Breach of Statutory Release and for being Unlawfully at Large.



Anna Lee LAVALLEE-RAPHAEL
(Age 22)

Described as violent, 5-foot-6 tall, 181 lbs, black hair, brown eyes. Wanted by Saskatoon Police Service for Breach of Undertaking x 6, Common Assault, Party to the Offence of Robbery and Fail to attend Court.



Jason Brian TARSO
(age 35)

Described as 6', 183 lbs, brown hair, brown eyes. Wanted for Break, Enter & Theft, Break & Enter with Intent, Possession of Stolen Property Over \$5000, Breach of Undertaking (x3), Breach of Probation (x4)



Dylan Zachery LEWIS
(Age 25)

Described as violent, 6-foot-1 tall, 230 lbs, brown hair, blue eyes. Wanted Canada Wide for Breach of Statutory Release and for being Unlawfully at Large.



Justin Arthur ROBINSON
(age 28)

Described as violent, 5'8" tall, 205 lbs, brown hair, brown eyes. Wanted for Assault with a weapon,



Daniel DIRO
(age 38)

Described as violent, 5'8" tall, 150 lbs, black hair, black eyes. Disqualified, and Breach of Probation



If you have information about these individuals, or any unsolved crime in Saskatoon, call Crime Stoppers at 1-800-222-TIPS. Tips can be provided on-line at <http://www.saskatooncrimestoppers.com/crimes.html> Crime Stoppers will pay a cash award up to \$2,000 for information that leads to an arrest or case being cleared. Crime Stoppers is a proven program that gets results. When you call Crime Stoppers you don't have to give your name and you won't have to appear in court.

Crime Stoppers is a community-based program operated in conjunction with police.

Record Checks Now On-Line

The Saskatoon Police Service has recently introduced a new way for people to obtain Criminal Record and Vulnerable Sector Checks. A link has been added to the SPS website which allows residents of Saskatoon to apply for either a criminal record or vulnerable sector check online. Applications are processed much like the normal procedure of applying in person, however people can do so from the comfort of their home.

"We recognize the growing demand for criminal record and vulnerable sector checks in society and have noticed the

impact on waiting lines at the police service," said Staff Sergeant Patrick Nogier on the viability of the program. "It's not uncommon to have large waiting lines for a criminal record check and we understand the frustration for those who are attempting to volunteer in the community. It's our intention to alleviate some of this frustration through the availability of an online option for those who choose to use it."

Criminal Record and Vulnerable Sector Checks are still available by attending to the Police Service in person (located at 76-25th Street East). Further information about the various options available in obtaining a Criminal Record or Vulnerable Sector Check can be found here: <http://policesolutions.ca/checks/services/saskatoon/>