

DRUG EVICTION EDUCATION

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WORKING TOGETHER

- *The most effective way to address illegal activity on rental property is a coordinated effort between police, landlords & neighbors.



The High Price of Drug Dealers

- * Declines in property value
- * Property Damage
- * Toxic Contamination
- * Civil Penalties
- * Damage due to police drug raids
- * Loss of rent due to eviction & repair
- * Fear & Frustration



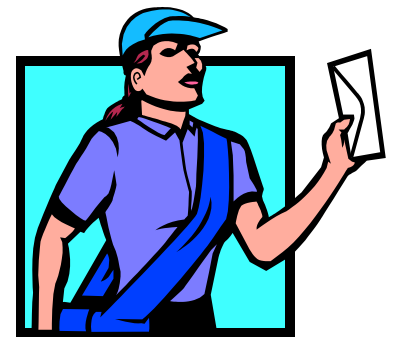
Criteria Necessary For Drug Eviction

- * Felony Drug Activity
- * Search Warrant or Consent-to-Search
- * Controlled Purchases
- * Spirit of the Law vs. Letter of the Law



DRUG EVICTION NOTICES

- *Certified Letters sent to owners/property management companies
- *Return Response to Police Department



RESPONSIBILITIES OF THE OWNER/PROPERTY MGT. COMPANIES

- *Begin the eviction process
- *The Hamilton County Clerk of Courts website
- *www.courtclerk.org

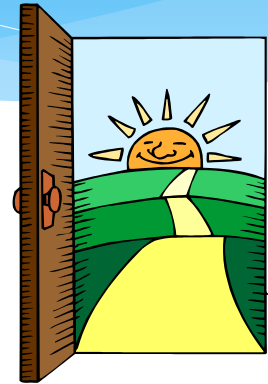
ACTIVE MANAGEMENT BENEFITS

- * Stable, more satisfied tenant base
- * Increased demand for rental units
- * Lower maintenance & repair costs
- * Improved property values
- * Improved personal safety for tenants & landlords
- * Appreciative neighbors



SIGNS OF DRUG ACTIVITY

- * Easy access to the Building
- * Littered Grounds
- * Constant Traffic (Vehicular & Pedestrian)
- * Non-Resident Loiterers
- * Odor of Drugs
- * Shoes thrown over utility wires



POPULAR DRUGS IN 2017

- * Prescription Drugs
- * Heroin
- * Marijuana



POPULAR DRUGS IN 2017

“Lean”



NATURAL SURVEILLANCE

*Crime is less likely to occur if criminals believe they are being observed.



ACTIVE CONTROL

- * Crime is less likely to occur if criminals believe that entry to property is difficult or that escape routes are blocked
- * Locked doors
- * Deadbolt locks
- * Security pins in windows & sliding doors



TERRITORIALITY

- * Make a psychological impression that someone cares about the property & will engage in it's defense
- * Maintain general cleanliness
- * Encourage tenants to report strangers
- * Clean graffiti off property quickly
 - * **a clean wall sends a message**



SOLUTIONS

- * Be visible at your properties
- * Include a “No Tolerance” drug policy in the lease
- * Document Problem tenants
- * Know who is living in your building
- * Guest of the tenants



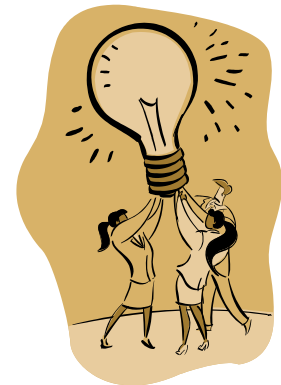
SOLUTIONS

- * Report drug activity to Central Vice Control Section
- * Assist the Police by allowing full legal access
- * Do Background Checks on tenants
- * Post large “No Trespassing” signs on your property



KEEPING CRIMINALS OUT

- * Use lighting to its best advantage
- * Trim bushes & trees
- * Make sure fences do not obstruct views
- * Control Traffic flow & access
 - * Do not let the dealers run a “drive-through”



APPLICANT SCREENING

- * **BE CONSISTENT!!!!**

- * The key lies in a fair screening process
- * Do not directly or indirectly discriminate based on any of the federally protected classes



QUESTIONS??

