

# 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



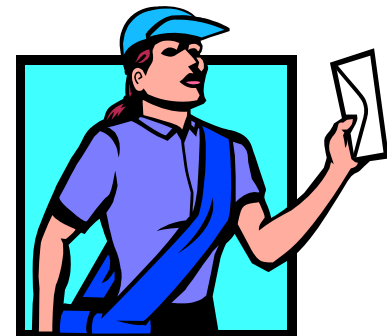
# Criteria Necessary For Drug Eviction

- \* 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](http://www.courtclerk.org)

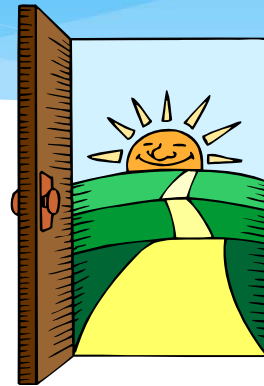
# ACTIVE MANAGEMENT BENEFITS

- \* Stable, more satisfied tenant base
- \* Increased demand for rental units
- \* Lower maintenance & repair costs
- \* Improved property values
- \* Improved personal safety for tenants and 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
- \* Guests 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 it's 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??

