



Landlord Training: KEEPING ILLEGAL ACTIVITY OUT OF RENTAL PROPERTY

The Landlord Training Program is designed to help property owners and managers keep illegal activity off their property. The content of the course has been developed through a process of intensive research involving hundreds of organizations and individuals; landlords, management associations, private attorneys, public defenders, housing authority personnel, tenant screening companies, narcotics detectives, district officers and many others. The training is presented in two parts in an all-day* session:

PART I:

- **Introduction** – The impact of property management on the health of a community.
- **Applicant Screening** – How to screen out dishonest applicants, while ensuring that honest applicants are encouraged to apply.
- **Rental Agreements** – Approaches that will strengthen your ability to evict drug house tenants.
- **Ongoing Management** – How to manage property in a way that discourages illegal behavior and ensures early warning should it occur.
- **Partnerships with Residents** – How to work with your tenants and property neighbors to keep illegal activity out of the neighborhood as effectively, and easily, as possible.

PART II:

- **Preparing the Property/CPTED** – How to use the concepts of “Crime Prevention Through Environmental Design” to reduce the likelihood of crime occurring on, or near, your rentals.
- **Warning Signs of Drug Activity** – How to recognize the drugs and the activity.
- **Eviction** – The options, the process, the practical application in drug house situations.
- **Working with the Police** – What to expect, what not to expect, and how to get maximum cooperation.
- **About Section 8 (Subsidized Housing)** – The rights and responsibilities are somewhat different from typical private rentals. Success is found by understanding the differences.



* Continuing Education Credits not available.