

Tips for Landlords & Property Managers

- Screen prospective tenants and check their references thoroughly
- Record and check identification details
- Landlords should introduce themselves to the neighbours and let them know that their property is a rental unit
- Provide neighbours with your telephone number and ask them to report suspicious behaviour to you immediately
- Advise tenants verbally and in the lease that you check your property regularly, with proper notice
- Don't accept cash or post dated cheques for rent payments, personally pick up the rent cheque each month
- Make it a requirement of the lease that tenants have full insurance
- Enquire as to which tenant will be registering for hydro and telephone charges
- Be on location when the tenants move in and reinforce any special conditions of the lease at this time
- Be a conscientious landlord – Grow House Operators will not risk losing their crop and equipment if they know the landlord checks the property regularly

CRIME PREVENTION

TORONTO POLICE SERVICE



EMERGENCY

9-1-1

POLICE NON - EMERGENCY

(416) 808-2222

If you suspect that there is a Grow House Operation or the theft of hydro is occurring in your neighbourhood, contact the Toronto Police Service

OR CALL

TORONTO CRIME STOPPERS

1-800-222-TIPS (8477)

Working Together to Prevent Crime

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MARIHUANA GROW HOUSE OPERATIONS

What You Need To Know



Why are grow houses a problem?

Marihuana Grow House Operations have become a major problem for police services across Canada. These operations contribute to the overall decline of the neighbourhood and result in lower property values. In addition, the public is impacted through higher property insurance rates and increased hydro costs.

What is a Marihuana Grow House?

A Marihuana Grow House is a residential property that has been converted for the purposes of growing marihuana. Larger houses are often selected because they provide a much larger capacity for growing marihuana, however this type of operation can be found in any home or apartment, in any neighbourhood.

To prepare a house for cultivating marihuana, significant changes must be made to the home's structure. High intensity lighting is needed to grow the plants and many Grow House Operations illegally by-pass the hydro connections to save money, putting the entire neighbourhood at risk to fire and electrocution.

Marihuana Grow Houses are usually linked to criminal elements and organized crime. Persons associated with these operations have been known to carry weapons, and should be considered dangerous. There is also the risk of increased violence and residual crime linked with this type of illegal activity.

What are the dangers?

There are many dangers associated with Marihuana Grow Houses that can impact on the safety and well being of the neighbourhood. These include:

Poisonous Fumes: noxious fumes can build up inside the house or be vented to the outside, affecting neighbouring homes and properties.

Fires: fire hazards include overheated high-intensity lighting and live hydro wires left exposed when external hydro meters are bypassed to avoid high electrical costs.

Electrocution: people inexperienced with rewiring may electrocute themselves or others who come in contact with the external meter. People can also receive a shock from electrical bypasses charging the ground itself.

Booby Traps: life-threatening traps may be set by the growers to protect their crop from unauthorized persons entering the home or onto the property.

Environmental Damage: chemicals used in Grow House Operations are improperly disposed of, often draining into the ground and water system.

Hazard to Young Children: children living in the neighbourhood are exposed to many of the risks and health concerns mentioned above.

Signs of a Grow House Operation

Residents can assist their local police service by recognizing the warning signs that a home or apartment might be the site of a Grow House Operation. These signs can include:

- Residents that are home for only a few hours and then leave again
- Entry to the house is often made through the garage, rear or side entrances
- Windows are boarded or covered up preventing light from filtering in and concealing indoor activities
- Bright light may be seen escaping from the sides of the windows and the heat inside may cause a layer of condensation to form on the inside of the windows
- Strange skunk-like odours emitting from the house
- Little or no outdoor maintenance is performed (grass not cut or snow not shovelled etc.)
- During the winter months the snow on the roof melts very quickly compared to other neighbouring homes
- Hydro meters are tampered with or there is evidence of digging or a disturbance around the outside hydro box