



## BC Crime Prevention Association

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Q: Last year my family bought a small multi-unit rental apartment in the Metrotown area of Burnaby. Everything was okay until one of our new tenants reported that his next door neighbor may be a drug user. The suspect looks nice, the suite is clean, but somehow, once a while, it smells like marijuana outside his suite door.

How can we deal with this? Myself, I don't even don't know what marijuana looks and smells like. Can we evict the tenant for this reason? Or is there any way to stop him or ask him not to do this in the suite? The worst case is he's selling or buying drugs in our building. But I think we need to have solid evidence, not just a report from another tenant, right?

A: The following information will be useful to you as it includes a description of what marijuana smells like. This list of tips from the RCMP, BC Hydro and Ottawa Police Service were written about houses but some of the information would be applicable to apartments:

[http://www.ottawapolice.ca/en/resources/safety\\_prevention\\_tips/grow\\_operations.cfm](http://www.ottawapolice.ca/en/resources/safety_prevention_tips/grow_operations.cfm) and

<http://www.rcmp-grc.gc.ca/bc/lmd/nvan/Contents/Marihuana%20Grow-ops.pdf>

As to your rights as an owner/manager of apartment units to access the apartment or evict the tenant you should contact the Residential Tenancy Branch. You will find detailed contact information on this website: <http://www.rto.gov.bc.ca/content/contactUs/default.aspx>. The Branch has on its website a document about illegal activities in rental apartments and explains a landlord's powers to evict a tenant. This document called Residential Tenancy Policy Guideline Section 32: Illegal Activities can be retrieved from the above website at:

<http://www.rto.gov.bc.ca/documents/GL32.pdf>

You might also consider carrying out background checks for prospective tenants as part of your consideration of new applications to rent an apartment. One useful site that will help you with this is: [www.tenantverification.com](http://www.tenantverification.com)

The BCCPA has a program called Crime Free Multi Housing that may be of interest to you, as well: <http://www.bccpa.org/cfmh/index.htm>