

# WESTSIDE CRIME PREVENTION COALITION

BEAVERTON POLICE • FOREST GROVE POLICE • HILLSBORO POLICE • SHERWOOD POLICE  
TIGARD POLICE • TUALATIN POLICE • WASHINGTON COUNTY SHERIFF

## PRESENTS LANDLORD TRAINING

### Keeping Illegal Activity Out of Rental Property

This 8-hour landlord training is highly recommended for property owners and managers of single and multi-family housing. The course will be instructed by John Campbell of Campbell DeLong Resources, Inc.

**When:** Saturday, March 14, 2009

Check In: 8:00 am – 8:30 am

Training: 8:30 am – 5:00 pm

**Where:** Beaverton City Hall (4755 SW Griffith Drive)  
City Council Chambers

**Cost:** \$30.00 (includes training manual, continental breakfast, and lunch)

### PRE-REGISTRATION REQUIRED

For more information, contact: **Christine Rouches**  
at 503-846-2579 or [Christine\\_Rouches@co.washington.or.us](mailto:Christine_Rouches@co.washington.or.us)

**Must register by: FEBRUARY 20TH**



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## LANDLORD TRAINING

Keeping Illegal Activity  
Out of Rental Property

### TRAINING INFORMATION

The Landlord Training Program is designed to help 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 1:

- ◆ **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.
- ◆ **Signs of Dishonest Applicants** – Tips about what to look for.
- ◆ **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 2:

- ◆ **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.



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## REGISTRATION FORM

DATE: \_\_\_\_\_

Landlord Training March 14, 2009

NAME(S): \_\_\_\_\_

COMPANY: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

EMAIL: \_\_\_\_\_ HOME PH: \_\_\_\_\_

BUSINESS PH: \_\_\_\_\_ CELL PH: \_\_\_\_\_

### PRE-REGISTRATION REQUIRED

Cost \$30.00 per person

Mail your registration form and fee to:

Washington County Sheriff's Office

Attn: Christine Rouches

215 SW Adams Avenue, MS32

Hillsboro, OR 97123

Payment by Check **ONLY** (Payable to WCSO Foundation)

Registration and fee must be received by **FEBRUARY 20TH**

For more information, contact Christine Rouches at  
503-846-2579 or [Christine\\_Rouches@co.washington.or.us](mailto:Christine_Rouches@co.washington.or.us)

### OFFICE USE ONLY

Date Received: \_\_\_\_\_ Amount Paid: \_\_\_\_\_ Check #: \_\_\_\_\_

