



BC Crime Prevention Association

#275 - 6450 Roberts Street, Burnaby, BC V5G 4E1

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Question :

I am the secretary of Strata Council at the Tamaron, *****.
We suspect that one of our units is involved in dealing marijuana and possibly growing it as well because of the suspicious "skunk" smell coming from most of the in-suite laundry machines. Can you advise us of our next course of action, as we have no idea where to take it from here. Our last Strata Council was close to non-existent and ineffective; we have just formed as of a month ago and would greatly appreciate any direction/resources available to us.

Kind regards,

Answer:

Your question is very similar to a previous one with the exception that you are referring to a strata condominium property.

Here is the answer supplied earlier:

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 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

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>

Because there are extra legal issues (bylaws, etc) surrounding strata condo administration, I would also recommend that you contact the Condominium Home Owners Association

<http://www.choa.bc.ca/index.html> . They are located at: Suite 202 - 624 Columbia Street

New Westminster, BC V3M 1A5

Tel: 604-584-2462

Toll-free: 1-877-353-2462

Fax: 604-515-9643

The Executive Director of CHOA – Tony Gioventu – publishes a valuable column every Sunday in the Province newspaper where he discusses a broad range of problems involving strata operations.

Working Together to Improve Community Safety Through the Reduction of Crime