



**CONCLUDED
PROBLEM REPORT
PS-1**

Problem ID : A

Reporting Division : WEST

District:

Neighbourhood : CANORA

Address:

Reg	Rank	Last Name	First Name
1445	CST	EVANS-DAVIES	

Key Description : LANDLORD & TENANT DISPUTES IN APARTMENTS

Problem Description:

The Canora Beat on Stony Plain Road includes 75 apartment buildings. Landlord and tenant disputes, complaints about excessive noise, and parking were common place. Contributing to the problem was a general lack of knowledge regarding new and more complex legislation on residential tenancies (by managers). Additionally there was a lack of information sharing between apartment managers about bad tenants.

Problem solving strategies and results :

To deal with this problem Cst. EVANS-DAVIES employed the following tactics:

1. Invitations were mailed out to 75 managers in the area asking them to attend a meeting at the Canora NFP office. Chairs were borrowed from a local hotel. Seventy managers showed up in early June 93.
2. Cst. EVANS-DAVIES and Ms. Katherine WEAVER of the Landlord and Tenant Advisory Board presented to the group. WEAVER dealt primarily with the new act and how it affected the managers while EVANS-DAVIES explained how managers could deal with smaller problems themselves without police intervention. Family Violence & Drug Trafficking was advised in detail.
3. Managers were supplied each others contact phone numbers so that they could screen new tenants that may have been evicted from apartments in the area.
4. All in attendance were supplied a copy of Cst EVANS-DAVIES lesson plan which doubled as a take home handout for quick reference.

Cst. EVANS-DAVIES points out that this is not a new concept for him but one that must run annually, due to the constant turn over in apartment managers. This meeting and those in the past have proven to be very successful in reducing calls for service almost immediately. Additionally the support that is developed with the managers increases their willingness to assist the police with other matters that arise.

* Copies of the lesson plan and invitations etc. are available from Cst. EVANS-DAVIES