

## BENEFITS OF THE TRAINING PROGRAM

- A stable, more satisfied tenant base
- Increased demand for rental units with a reputation for active management
- Lower maintenance and repair costs
- Improved personal safety for tenants, landlords and managers
- Peace of mind that comes from spending more time on routine management and less on crisis control
- More appreciative neighbors
- Certificate of Completion

### FOR UPCOMING CLASSES VISIT:

[http://www.coj.net/  
departments/neighborhoods/  
landlord-training-program](http://www.coj.net/departments/neighborhoods/landlord-training-program)



ONE CITY. ONE JACKSONVILLE.

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# CITY OF JACKSONVILLE LANDLORD TRAINING

Neighborhoods Department

Sheriff's Office

Office of General Counsel

*Building Safer  
Neighborhoods*

**KEEPING ILLEGAL ACTIVITY OUT  
OF RENTAL PROPERTY**



# *Building Safer Neighborhoods*

## KEEPING ILLEGAL ACTIVITY OUT OF RENTAL PROPERTY

### THE COSTS OF DRUG ACTIVITY IN RENTAL PROPERTY MAY INCLUDE:

- Decline in property values – particularly when the activity begins affecting the reputation of a neighborhood.
- Property damage arising from abuse, retaliation neglect or enforcements.
- Fire resulting from manufacturing or grow operations.
- Civil penalties, including temporary closure of the property – or even property seizure.
- Loss of rent during the eviction and repair periods.
- Fear and frustration when dealing with dangerous and threatening tenants.
- Increased resentment and anger between neighbors and property managers.
- The loss of quality tenants.

For more information visit  
the Neighborhoods  
Department website at  
[coj.net/neighborhoods](http://coj.net/neighborhoods)

The **Landlord Training Program** is designed to help owners and managers keep illegal drug activity and other criminal 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, law enforcement leaders, district officers, and many others. The program has won the approval of active landlords and concerned tenants alike.

The program has been adapted for Jacksonville and is based on the National Landlord Training Program, originally supported by the Bureau of Justice Assistance, U.S. Department of Justice.

Research shows that over 90% of landlords who have taken the original course agree that they feel more secure in their ability to screen applicants, more likely to recognize warning signs of drug activity, and more confident of their ability to evict tenants in illegal activity on the property.

94% of landlords impacted by drug activity report using information from the course to help resolve the problem.



## WHAT WILL YOU LEARN?

### Prevention and Applicant Screening

- How code compliance can protect your rights as a landlord
- Benefits of applicant screening
- Tips to strengthen rental agreements
- How to become a proactive property manager

### Drug Nuisance Abatement

- Warning signs of drug activity
- Actions you must take if you discover your tenant or tenant's guests are conducting illegal activities at your property
- Role of the Police Department
- Crisis resolution and the eviction process

### Resource Materials

A comprehensive manual with additional community resources for landlords and property managers is available for \$10 to workshop attendees.

Cost of training is  
**FREE\***