

R.C.M.P.
CRIMINAL ORGANIZED MARIHUANA
ENFORCEMENT TEAM
CST. PAM SCHULIAKEWICH



CULTIVATION Seedling Phase

- Clones cut from mother plant
- Root Stimulation
- Lights on for 18 hours, 2-3 weeks

CULTIVATION PHASE 2

PROPAGATION STAGE

- Seedlings transferred to pots 2-3 times bigger
- Lights are on for 18 hours

Cultivation/Flowering Stage

HARVESTING STAGE

- Lights on 12 off 12
- Ideal temperatures 84 F / 27 C

How to spot an MGO

- Large icicles hanging from roof
- Snow melted off roof
- Snow melted 2-3 feet away from foundation
- Vehicles frequently in and out of attached garage
- Smell of marihuana exhaust
- Covered windows/moisture in windows
- No sign of normal activity
- And....

Apartment Buildings

- Hamilton Police Service 49 units in 3 blocks 11,000 plants
- Toronto Police Service 19 units in 1 block 6,500 plants
- Tough to spot, difficult for surveillance
- May involve building manager
- Grows are smaller in size

Industrial Units

- Toronto Police Service 15,000 plants discovered as result of arson
- Molson Grow
- Tough to spot
- Large facility can mask hydro consumption
- Workers around an odd ours
- Lots of noise
- Easy to mask odors

Outdoor Grow

- Rural properties purchased (farms areas)
- Never any livestock
- Driveway barricaded
- Sound of generators
- New tenants not friendly
- Smell

Damage Caused by MGO's

□ MOLD, MOLD, MOLD!

Structural Damage:

- Foundation/Bypass
- Roof/Ventilation
- Electrical/Re-wiring of electric panel
- Fire Damage

Health Issues Caused by Mold

- Respiratory infections and diseases
- Allergies
- Skin irritations
- Long term/fatal diseases

Public Safety Issues

- Diverting electricity/bypass can lead to house fires.
- Overloading the power system causes hydro transformers to blow causing fire/power outage.
- Re-Venting of furnace to circulate air to feed plants can circulate poisonous fumes back into house.
- Explosions can be caused by chemical and extraction labs.

Public Safety con't

- Violence: weapons, home invasions, abductions
- Electrocution caused by re-wiring
- Children breathing in noxious fumes, falling into large venting systems (Hamilton)
- Higher utility costs to recover from theft of hydro - grower uses 700-1000/month
- Environmental damage caused by disposed chemicals from labs.

Cost of Doing “Business”

- ❑ Grow set up \$20 to \$30,000 roughly half of first crop.
- ❑ Good crop yields roughly \$1,000 per plant
- ❑ Street value between \$12 to \$1,800 per pound
- ❑ Cost to fix the grow house: \$60,000 +++++ depending on mold damage may have to be stripped to beams.

Tips To Consider When Purchasing Rental/Any Property

- ❑ Condition on purchase for home inspection
- ❑ Rental Property have local Fire Chief inspect
- ❑ Check with local Police Service re: prior MGO
- ❑ Check with local Hydro re: by pass
- ❑ Talk to neighbors re: past home owner habits
- ❑ Insurance in event of MGO..Coverage?
- ❑ Past hydro bills in whose name?

Home Inspection: What to look for...

- ❑ Most marihuana growers perform cheap “cover up” patch jobs to cover any damage.
- ❑ Check for patch jobs on walls, ceilings, and floors where ventilation hoses were run.
- ❑ Look closely in corners of walls, inside walls in closets, subfloor under carpet, you may find evidence of mold painted over and/or wet/soft drywall.

Home Inspection Con’t

- ❑ Check for patched holes in foundations, floors, ceilings, and roof cut by grower for ventilation/by pass
- ❑ Check the electrical panel/wiring
- ❑ Check Meter on outside of house for by pass
- ❑ Have air quality test conducted

INSURANCE

- ❑ INSURANCE COMPANIES DO NOT OFFER COVERAGE FOR GROW OPS!!!! IN ANY SITUATION.
- ❑ LANDLORD, PURCHASER OF PRIOR, UNKNOW GROW OP, ETC...

Application

Have application forms completed.
Form should include:

- ❑ Applicant name, DOB, SIN, address, banking information, employer information, references, present landlord, reason for moving, etc.
- ❑ Check all applicants thoroughly prior to selecting a new tenant.

Screening Con't

- Landlord Tenant Board provides information relating to the Landlord Tenant Act ie: rights
- Membership sites provide you with access to conduct the following searches:
 - tenant investigation, credit checks, eviction history, banking confirmation, bankruptcy search, employment confirmation, court records and tenancy history records.
- Legal forms ie: applications, lease, eviction etc.

Screening Con't

- Interview the applicant, ask personal questions ie: background, family, etc.
- Criminal Records Check.. Your local Police Service will conduct a C.R. check for a fee. No details, just yes or no.
- Call references provided
- Check with applicant's previous neighbors

Web Sites for Landlords

- Landlord and Tenant Board (free)
- Landlord Source Center (fee) \$175 / Year
- Landlord on line.com (fee)
- Landlord Protection Agency.com (fee)
- Check First Online.com (fee)

RENTAL AGREEMENT

Have your new tenant sign a rental agreement! Approved legal forms can be downloaded from Landlord sites.

- Landlord responsible for hydro payments to ensure consistent usage
- Condition that no major structural changes to property be made without landlord approval.
- Condition that Landlord provide in writing 24 hour notice to enter property unless in emergency situation

Tips to being a "hands on" Landlord

- Advise tenant that you will be checking your property on a weekly basis, and follow up.
- Walk around the property to ensure no structural changes.
- Check for any permanent window coverings.
- Check for moisture in windows
- Smell (sweet, skunkly)
- Check hydro meter for any tampering
- Engage tenant in conversation while at property.

"Hands on" con't

- Notify local Police Service that you are renting the property and to advise you of any issues.
- Enquire with neighbors if any unusual occurrences.
- Listen for sounds of generators
- Talk to unknown people on property
- Record unknown license plates
- Check garbage for evidence of growing equipment: pots, soil, stems, nutrient containers

Suspicious Minds

- ❑ Tenant always pays in cash, makes payment arrangements away from property
- ❑ Own expensive cars, clothes, jewelry, does not appear to work
- ❑ Will be reluctant to allow Landlord inside the property
- ❑ Windows covered

- ❑ High number of unknown vehicles at property at odd hours
- ❑ Tenant never around, unknown people occupying property
- ❑ Sound of generator, other heavy equipment
- ❑ Garbage, pots, soil, stems, nutrient containers

YOU CAN EVICT IF CRIMINAL ACTIVITY OCCURS!!