

**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 Grows

- ▣ 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
- ▣ Electrocutation 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, skunky)
- ▣ 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!!