

# 2025 LANDLORD REFRESHER COURSE

Presented by the City of DeKalb – Crime Free Housing Bureau



**While some slides will address legal information in general, the Law deals with “specific facts” presented in each situation. The information presented here should not be relied upon as a substitute for legal advice.**



**Always consult an attorney.**

# DISCLAIMER



# A NOTE TO LANDLORDS:

Over the last two years, you, as landlords, and the Crime Free Housing Bureau have collaboratively worked together which has resulted in a decrease in Crime-Free nuisance notifications being issued due to unlawful activity being committed on rental properties. In 2023, there were **98** nuisance notifications issued by November 1<sup>st</sup>, and in 2024, there were **43** notifications as of November 1<sup>st</sup>.



# A NOTE TO LANDLORDS CONTINUED:

This is a decrease of **56%** and is due mainly because of the shared responsibility and communication between all parties involved.

As responsible landlords, you guys have made a big difference.

**THANK YOU!!!**



# NUISANCE PROPERTY

**A nuisance property is defined as unlawful activity occurring on the rental property.**

# A REMINDER THE FOLLOWING ARE NOT UNLAWFUL ACTIVITIES:

Contact made to the police or other emergency services, if: a) the contact was made with the intent to prevent or respond to domestic violence or sexual violence; b) the intervention of emergency assistance was needed to respond to or prevent domestic violence or sexual violence; or c) the contact was made by, on behalf of, or otherwise concerns an individual with a disability and the purpose of the contact was related to that individual's disability.

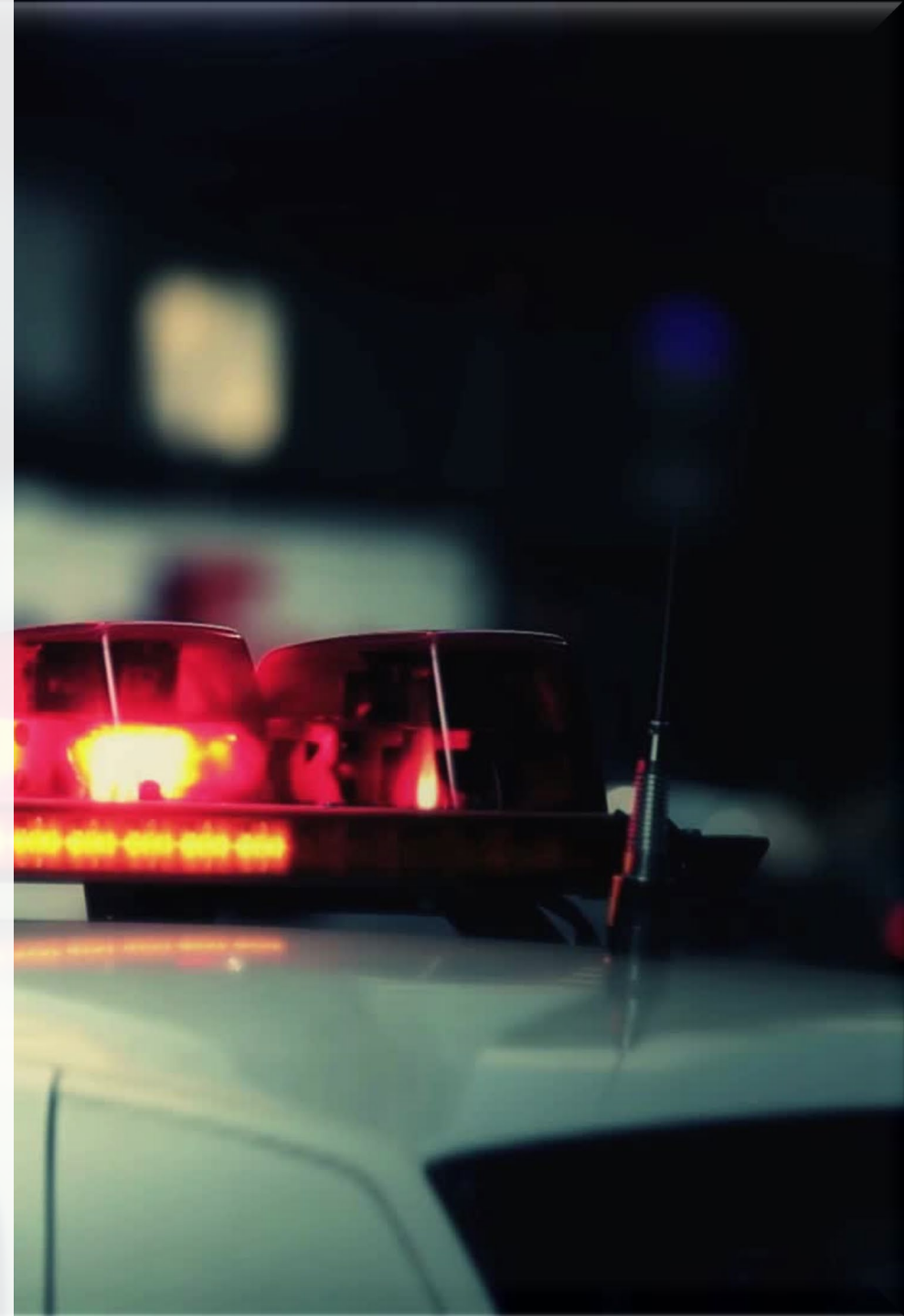
An incident or incidents of actual or threatened domestic violence or sexual violence against a tenant, household member, or guest occurring in the rental unit or on the leased premises

Unlawful activity occurring in the rental unit or on the leased premises that is directly relating to domestic violence or sexual violence, engaged by the tenant, member of a tenant's household, guest, or other party, and against a tenant, household member, guest or other party.




# **UNLAWFUL ACTIVITIES/NARCOTICS**

In 2024, the DeKalb Police Department investigated and seized larger than normal amounts of narcotics from rental properties. The 2024 annual report/crime statistics are not completed at this time. However, over the last several years, the department has seen a significant increase in drug/narcotic/drug equipment violations throughout the City.

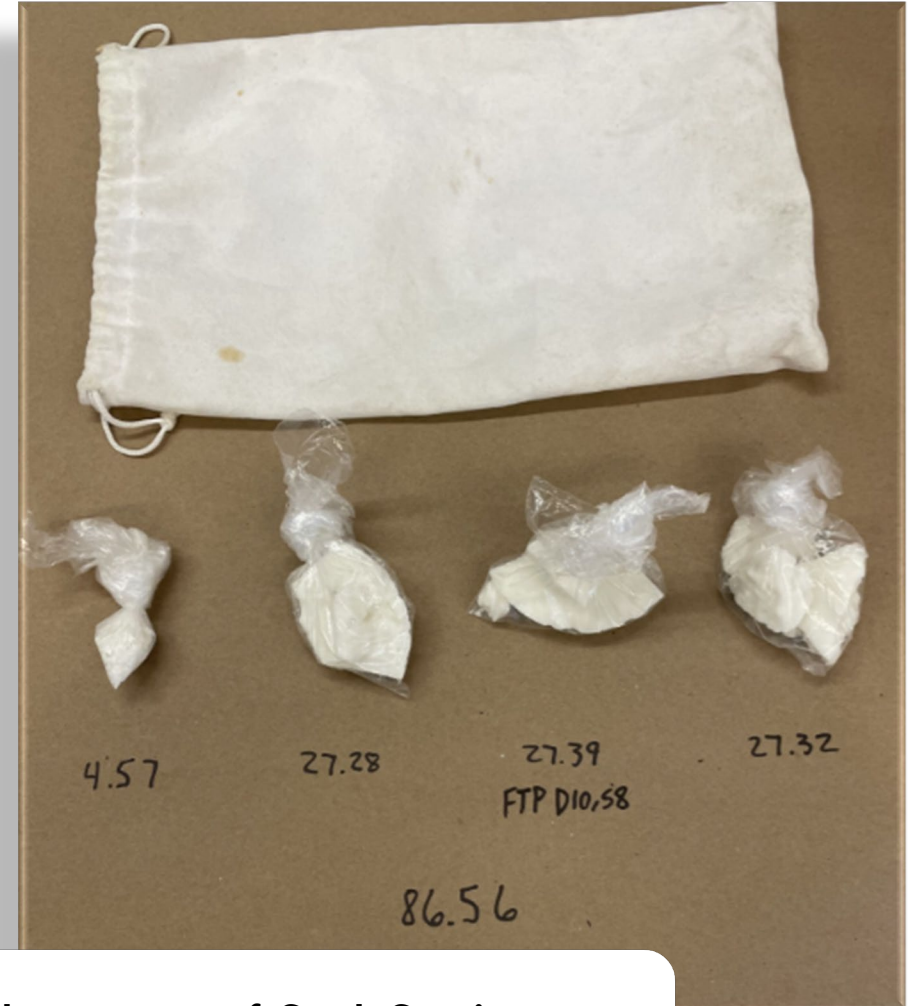




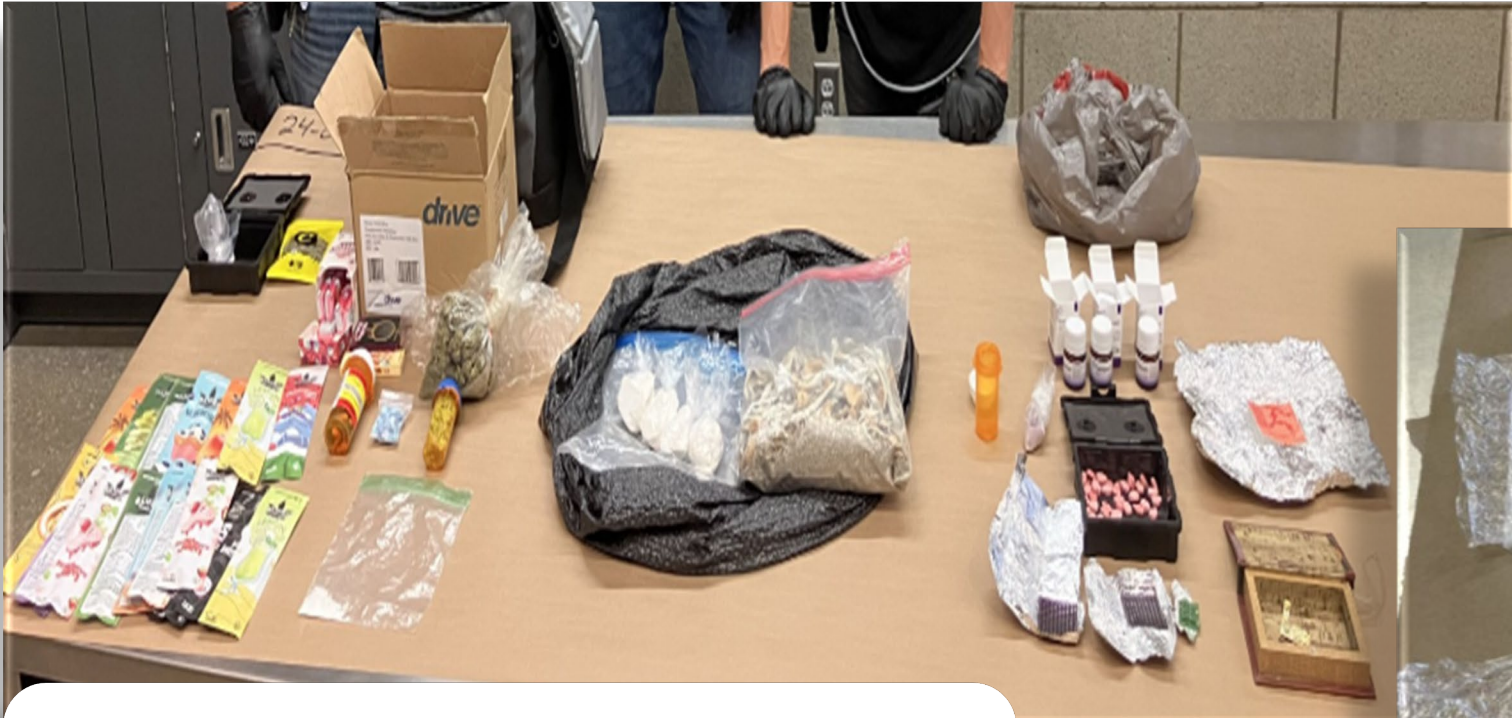


**THE PHOTOS CONTAINED  
IN THE FOLLOWING  
SLIDES ARE DRUG  
SEIZURES TAKEN FROM  
RENTAL UNITS IN THE CITY  
OF DEKALB IN 2024.**

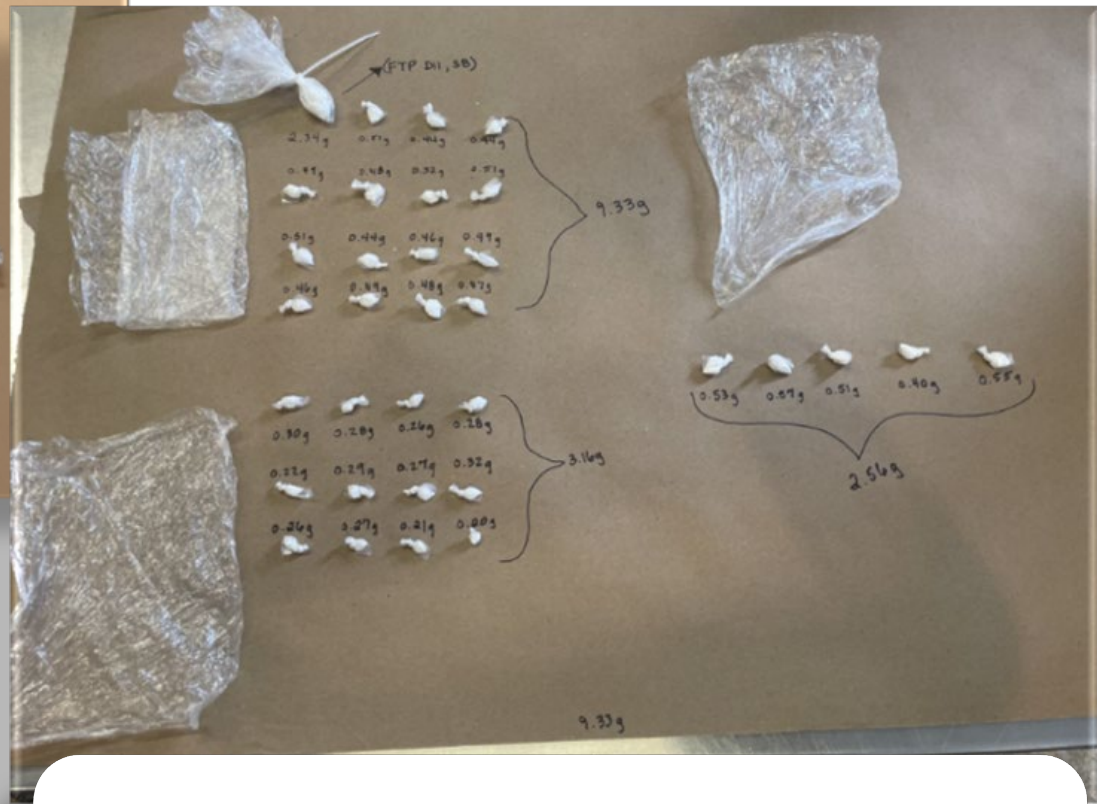
**Cannibas, United States Currency (close to \$80,000.00),  
and one illegal firearm seized from an apartment.**



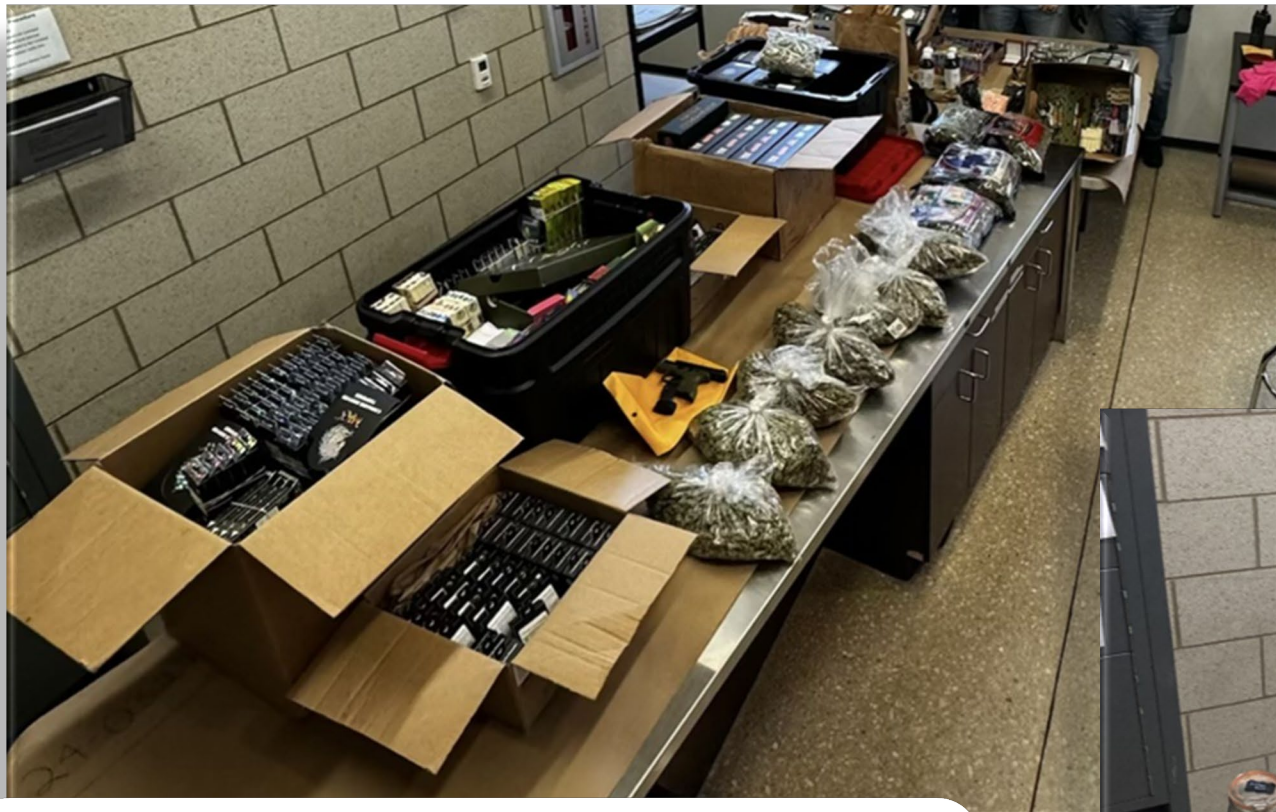
**More than three ounces of Crack Cocaine  
seized from an apartment.**



**THC carts, Cannabis, Cocaine, Psilocyn Mushrooms, LSD, MDMA pills, and prescription pills seized from a crawl space on a rental property.**

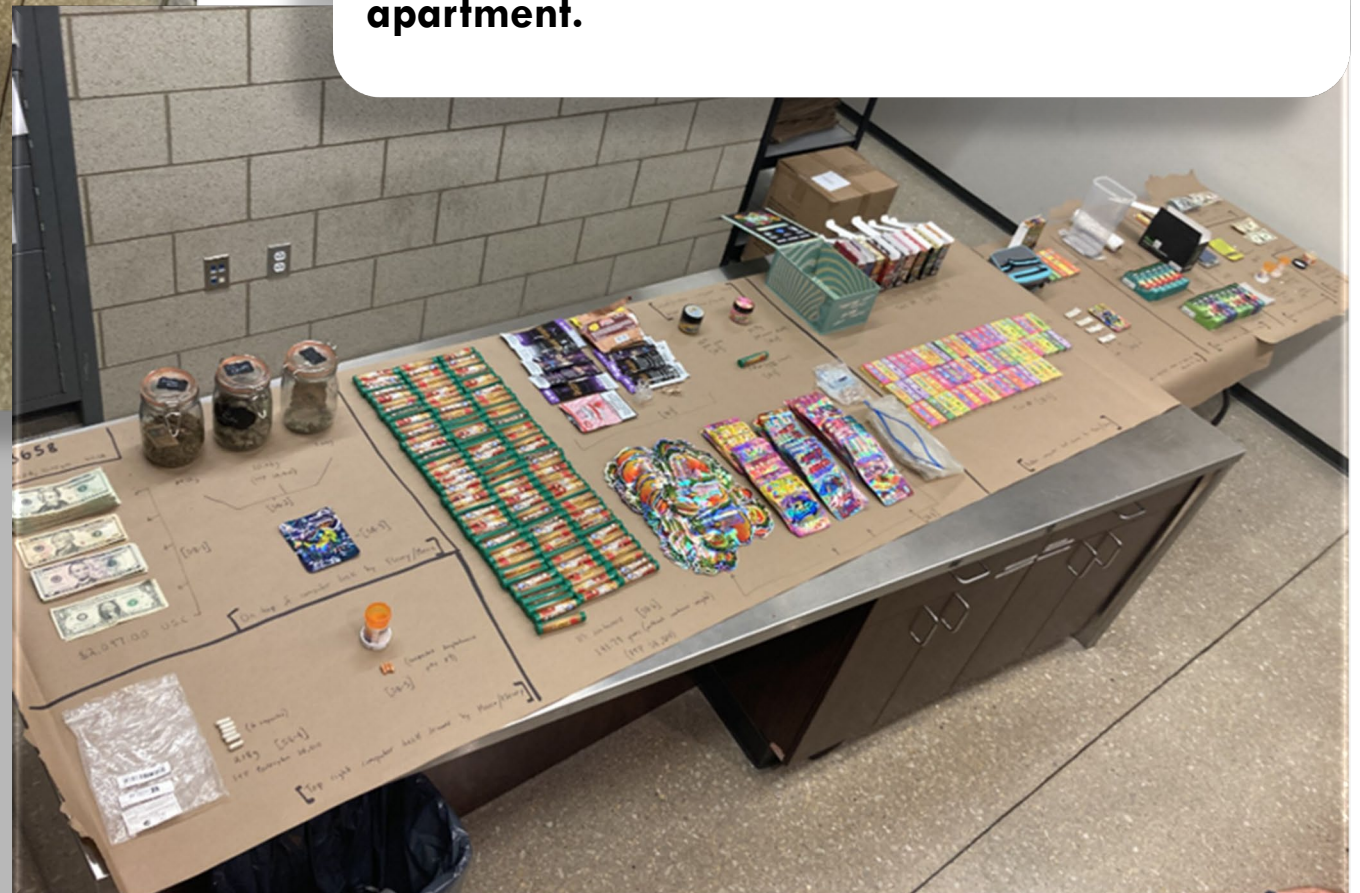


**33 bags of Crack Cocaine seized from an individual as he left a rental property (living with tenant).**



**THC carts, Cannabis, Methamphetamine pills, replica LSD, one firearm, US currency, jewelry, Psilocyn Mushrooms, Cocaine, pills, liquid narcotics, and other drugs seized from an apartment.**

**Cannabis, THC carts, US currency, and pressed Psilocyn Mushroom pills seized from an apartment.**





**Cannabis, US currency, pills, LSD, Psilocybin Mushrooms, Psilocybin edibles, and a Psilocybin Mushroom grow seized from an apartment.**



# ILLEGAL DRUG ACTIVITY WARNING SIGNS

People visiting  
all hours of  
the day for  
brief periods

No visible means  
of support, yet  
tends to pay rent  
in cash

Fortified  
entry and  
interior  
doors

Pays rent  
months in  
advance

Drug equipment  
– pipes, bong,  
syringes, small  
baggies, etc.

Weight scales,  
large amounts of  
foil, baking  
soda, or other  
chemicals

# ILLEGAL ACTIVITIES THAT CAN BE ATTRIBUTED TO NARCOTIC USE:



# WAYS TO COMBAT ILLEGAL ACTIVITY

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Trespass Agreements with the DeKalb Police Department.

Hold tenants accountable to their lease provisions and the Crime Free Addendum.

Secure buildings.

Install proper lighting/motion lights.

Create clear site lines of the property (keep bushes and trees trimmed).

Install surveillance cameras.

Perform routine inspections.

Keep property clean of graffiti and trash.

Unlike other illegal activities, drug usage and sales are usually visible to those outside the home/residence. As landlords and neighbors, we need to stay engaged and address any and all illegal activity that arises. These crimes can have a big impact on the families involved and the neighborhoods in which they occur.



**Do not ignore  
warning signs!**



# BE AN ENGAGED LANDLORD

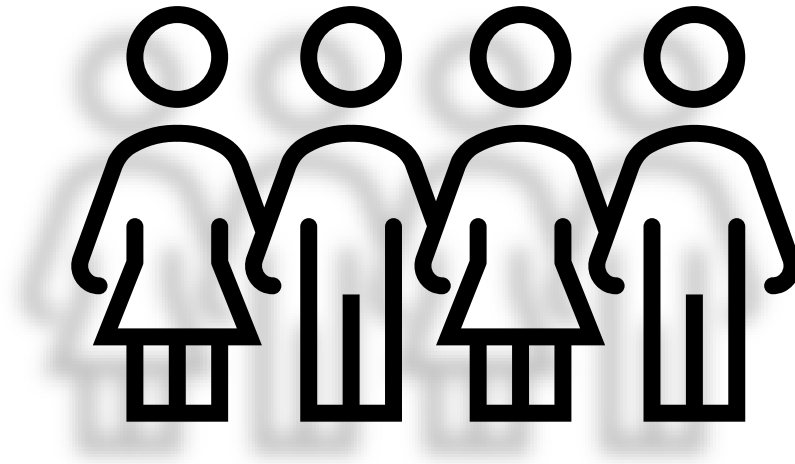


**Look for signs of illegal activities occurring on your properties. Reach out to the DeKalb Police Department or the Crime Free Housing Bureau for assistance.**

**DeKalb Police Department:  
Emergency – 911  
Non-Emergency – 815-748-8400  
Crime Free Housing – 815-748-2374**

MAKE SURE YOU TREAT  
**EVERYONE** FAIRLY AND ENSURE  
ALL TENANTS SIGN YOUR LEASE  
AND THE CRIME FREE HOUSING  
ADDENDUM

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# NEED HELP?

## PROJECT HOPE

If you have a tenant that you believe may have an addiction and needs assistance, you can reach out to the Police Department for help.

The Police Department has a program called PROJECT HOPE. **PROJECT HOPE** (Heroin, Opioid Outreach Prevention and Education) has placed approximately 100 people into addiction treatment facilities.

# THANK YOU

Thank you for taking this year's refresher course. Please click [here](#) to register that you have completed this training.

Be well,

*Bob Redel*

Bob Redel

Assistant City Manager

815-748-2374

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