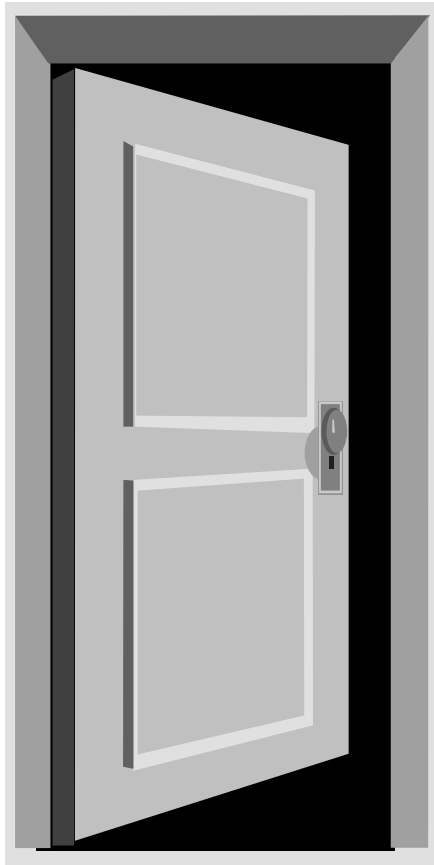


# PROTECT YOUR RENTAL PROPERTY FROM DRUG LABS



## Clandestine Drug Lab Cleanup Program



## ACTIONS YOU CAN TAKE TO PROTECT YOUR PROPERTY

### Before renting your property:

- Make sure the application is complete.
- Conduct a complete background check for each adult, including:
  - Rental history.
  - Employment history.
  - Credit report.
  - Criminal background check.
- Meet every adult and require picture identification.
- Pay attention to appearance and behavior.
- Your rental agreement should address illegal activity and the tenant's responsibility for conduct on the property.



### After renting your property:

- Visit your property often.
- Talk with neighbors and ask them to contact you with concerns.
- Be aware of possible drug lab indicators:
  - Excessive garbage.
  - Red stains in the kitchen or bathroom.
  - Increased activity, especially at night.
  - Paranoid or odd behavior.
  - Blacked out windows.
  - Excessive home security.
  - Chemical odors.
  - Complaints from neighbors.

**The majority of illegal drug labs are found on rental properties.**

## THE COST OF CLEANUP

As the property owner, you are responsible for the cost of cleaning up an illegal drug lab. By law, the property must go through the Clandestine Drug Lab Cleanup Program. Depending on the extent of the damage and the amount of waste, cleanup could cost thousands of dollars.\* Additional costs may include:

- Loss of revenue.
- Property damage.
- Decreased property value.
- Dangerous tenants.
- Liability.
- Loss of respect from neighbors.

\*It is important to note the cleanup does not include the repair or replacement of damaged items (carpets, furnishings, etc.).



## IF YOU SUSPECT A DRUG LAB:

- **DO NOT ENTER the property.** Labs present a risk of exposure to dangerous chemicals and possible explosion.
- **Contact local law enforcement.**
- **In an emergency, call 911.**
- For more information about testing or cleanup of suspected labs, contact the Clandestine Drug Lab Cleanup Program.

### OTHER RESOURCES:

**Office of Neighborhood Involvement:  
Landlord Training**

[www.portlandonline.com/oni](http://www.portlandonline.com/oni)

**U.S. Drug Enforcement  
Administration**

[www.usdoj.gov/dea](http://www.usdoj.gov/dea)

**Office of National Drug Control Policy**

[www.whitehousedrugpolicy.gov](http://www.whitehousedrugpolicy.gov)

### Clandestine Drug Lab Cleanup Program

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Phone (971) 673-0195

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[www.oregon.gov/DHS/ph/druglab](http://www.oregon.gov/DHS/ph/druglab)

If you need this document in another format call (971) 673-0195.