

UNEXPECTED OCCUPANCY: AKA 'INDOOR GREENHOUSE'

When Your Tenant Elects Alternate Forms of Income

On January 12, 2004, 30,000 marijuana plants with a street value of \$30,000,000 were found in a massive decommissioned Molson Brewery plant outside of Barrie, Ontario, a few hundred meters from tens of thousands of passing cars on Highway 400.

Law enforcement officers believe there may be as many as 20,000 grow-ops in Ontario alone plus other modified-narcotic facilities such as methadone labs. If you suspect one of your tenants is using your property to produce drugs, you should monitor the property for the following indicators of this type of activity.

EXCEPTIONAL JUMP IN UTILITIES USAGE

This is an obvious clue: a location suddenly sees a significant, ongoing increase in water, electrical or other utility services. There are a number of services provided now what use heat detectors on electrical panels to identify high-draw circuits.

UNUSUAL CHANGE IN TRAFFIC PATTERNS

Additional weekend or late evening traffic, an increase in parked vehicles or 'drive through' traffic that appears unrelated to the known business operation may indicate a change in occupancy.

INCREASE / CHANGE IN WASTE DISPOSAL

Large commercial dumpsters, an increase in waste pick-ups, a change in the type of waste being disposed of or unusual odours can also indicate that a grow-op or other undesirable operation may have taken up residence.

STEPPED UP SECURITY

The sudden appearance of signs warning of security systems or guard dogs, or the installation of cameras or fencing may suggest curious passersby are not welcome.

EXTERNAL MODIFICATIONS TO PREMISES

Inexplicable wiring, gas and water piping, tinting of windows, changes in HVAC systems, doors and new, upgraded locks are further indications that something may be afoot.

HKMB HUB'S CLIENT EXPERIENCE

Notwithstanding the financial impact such illegal operations inflict on owners in repairs, in many cases these facilities pose an environmental hazard and can have literally explosive consequences. HKMB HUB's Risk Control team can help identify grow-ops or other illicit drug production operations on your premises so that you can cap your *Total Cost of Risk*.

Lou Fisch CIP CRM

Partner
416-597-4009
lou.fisch@hubinternational.com

Kim Stewart CAIB CRM

Account Manager
416-597-4629
kim.stewart@hubinternational.com

