


# Landlords the law and **you**

Tenants growing cannabis in rental properties



Sanctions of 5 years in prison and/or an unlimited fine!

Visit **gov.uk** with reference to the right to rent.

 **101 non-emergency** in an emergency always call 999

 @DerbysPolice |  derbyshireconstabulary

[www.derbyshire.police.uk](http://www.derbyshire.police.uk)

Making Derbyshire Safer **Together**

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## **If you are a landlord or letting agent then you must ensure that properties are being let legally.**

Criminals will use fake documents in order to let homes which are often used for criminal activities like cannabis grows. If you fail to make adequate checks on tenants then you run the risk of being jailed or handed an unlimited fine. You will also be liable for damage caused by criminals in your home – bills which have run into the tens of thousands for landlords of properties that have been used.

Below are some useful points to help ensure that you are not letting a property illegally – along with suspicious behaviour that may alert you to a property being used for illegal activities:

### **Checks to follow and complete:**

- Photos and passports
- Obtain and check references
- Check tenant in person to ensure documents belong to them
- Make and keep good quality copies of the original documents
- Is this going to be their main residence?
- Check property within 1 month to see if they have moved belongings in
- Photos of any damage
- Discourage cash renters
- If the tenant is not British ask for proof of their right to rent in the UK

### **List of suspicious points:**

- Poor quality ID
- Reluctance to show the physical ID
- ID offered is a driving licence (this is not a legally acceptable ID for right to rent)
- Lack of references/references not contactable
- No proof of employment
- Everything is conducted over email
- Tenant wants to deal in cash only
- Difficulty in gaining access to the property (after renting)
- Windows always covered or curtains drawn
- Lack of snow/frost on roof compared to neighbouring properties
- Neighbours report suspicions/tenants not seen

Report any concerns to the police email: [ilo@derbyshire.police.uk](mailto:ilo@derbyshire.police.uk)

In an emergency ring 999

For more information about checking the right to rent visit:

<https://www.gov.uk/check-tenant-right-to-rent-documents>