

Methamphetamine Policy

Asset Property Care Ltd



Baseline testing

At the start of a management and in between all tenancies, owners will need to agree to either have testing done or opt out of the testing process.

"The owners are advised that one of the risks involved with owning a residential investment property is contamination from methamphetamine either via production or use within the property.

We confirm that our agencies are not experts in determining whether or not the dwelling is currently affected by methamphetamine contamination and therefore we recommend that owners arrange for a test to be carried out on the premises, which will clarify if any level of contamination exists.

By conducting a test at the beginning of a tenancy before the tenant takes possession, it enables us to assess the liability of the outgoing tenants and ensures that there is evidence with which to make the ingoing tenant liable for any contamination, which occurs during their tenancy.

When tests are conducted prior to a tenancy commencing, it increases the chances of making the tenants liable for any damage. Without (a pre-test) an initial test, the tenants may argue that any contamination was due to an earlier tenant's wrongful act.

To mitigate any potential or actual loss that can occur, the agency recommends that an owner arranges immediately and pays for a methamphetamine contamination test.

Please note that if an initial methamphetamine test does come back positive there can be immediate consequences for the property owner, and we advise to carefully consider the options arising from the report.

I/We the owners of..... (Tenancy Address) agree that we have read the above and confirm:

I/We agree to pay the sum of \$..... immediately for a methamphetamine test; or

I/We decline to pay for a test and accept any and all consequences of not doing so"

Tenant checking & induction process

Carry out the full range of credit and background checks available to us and thoroughly check references supplied.

Discuss with any potential tenants that we follow a strict meth policy procedure and that they will be liable for any damage should a positive meth reading come back, this includes any contamination created by visitors to the property.

Tenancy agreement

All tenancy agreements to include the following clause to allow us to test at any stage with the required notice.

"Methamphetamine testing - The tenant agrees that the landlord may during the tenancy, with or without the assistance of an expert, conduct a test for the presence of methamphetamine as part of a property inspection after giving the tenant the correct notice for a routine inspection."

Routine Inspections

Property Managers to be vigilant at each inspection looking for signs of meth production or use. Be aware of changes in circumstances that may increase the possibility of meth contamination.

Report back to the landlord with each inspection report with any information regarding meth.

Landlord Insurance

Landlord to check with their insurance company regarding any requirements for covering meth contamination. They will need to update the property manager with any specifics required.