



January 17, 2023

Government of Alberta  
103 Legislature Building  
10800 – 97 Avenue  
Edmonton, Alberta  
T5K 2B6

ATTENTION: Honorable Premier Danielle Smith; Honorable Dale Nally; Honorable Kaycee Madu; Honorable Tyler Shandro;

**RE: SAFETY ISSUES IN EDMONTON**

This letter is being written on behalf of the Multi-Family Residential Industry Sector which is the group comprising the Alberta Residential Landlord Association (ARLA). Currently, we represent approximately 95,000+ multi-family units in and around the Edmonton Area. Our Professional Members own from 1 unit to over 5000 plus units. We also represent many Service Members / Business Members in the City of Edmonton.

We have heard from many members who are concerned with safety and security within Edmonton. Despite efforts to increase safety on transit, downtown and, in our neighborhoods, there has been no improvement. We would suggest the situation is instead worsening. Of another concern, some landlords are reporting that when they seek assistance from EPS, they are being told they do not have resources to deal with some of our issues.

Landlords are being forced to implement extraordinary measures: further safety devices on buildings, on-site visible security to monitor events in and around the buildings causing operating costs to rise exponentially. As Landlord costs increase, rental rates follow, and affordability becomes increasingly unattainable for many in our city.

Tenants are feeling uncomfortable in and around their buildings. Landlords are reporting break ins to their buildings where criminals have used specialized equipment, causing thousands of dollars of damage and resulting in significant property loss for both Landlords and Tenants.

Employees working on site are finding it necessary to lock the doors to their offices due to safety concerns.

Tenants used to find proximity to transit an attractive feature for rentals, but we are hearing more and more frequently that tenants do not feel safe using transit and the LRT system. Downtown units are no longer desirable as it seems these issues are outweighing any of the benefits of central living such as walkability. There is no reason to live in walking distance of work and entertainment when you feel unsafe walking.

Mental health concerns, social issues, drug use and addiction, increasing homelessness and unmanaged, derelict properties seem to be significant drivers of these problems. These are issues beyond a landlord's ability to address. Frustration is growing as there appears to be little effort at a solution.

I have 40+ years' experience in this industry and have worked in a variety of capacities for landlords. I have never seen things this bad. ARLA is receiving calls and letters from landlords describing damage and destruction to buildings. It is distressing to know, especially, that thousands of dollars of damage are resulting from efforts to steal items worth only a fraction of that. We want to be clear; these complaints are coming from all parts of the City and are not confined to downtown.

We do not wish to demonize any particular group of people, but the fact remains that tenants are asking landlords for safer and more secure places to live but landlords have limited means of addressing these issues and often at great expense.

We are writing to you in order to seek answers that we can pass along to landlords. We are writing to the City of Edmonton Mayor and Council about this issue as well but expect that the Provincial Government will be working towards new approaches to address these issues.

Any questions can be directed to Donna Monkhouse, Executive Director at [donna@albertal landlord.org](mailto:donna@albertal landlord.org) or 780 413 9773.

Sincerely,  
Alberta Residential Landlord Association

A handwritten signature in black ink, appearing to read "Monkhouse". The signature is written in a cursive, flowing style.

Per: Kate Brisson, President  
Alberta Residential Landlord Association