

Riskboss Alert

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Preventing the Predictable

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Andy Code & Trespass Authorizations Getting the Best Out of Your Local Police

Riskboss™ (www.riskboss.com) often receives alerts from the police services, government authorities and other agencies that may be of interest to residential condominium property managers and boards of directors. Riskboss offers periodic alerts to institutions, organizations, commercial and condominium property managers and board members to assist in identifying risk to the communities and to provide solutions to mitigate that risk. Riskboss hopes the following information assists you. Please feel free to distribute this document to other property managers and community-based associations that may benefit from the content. Please contact us any time with any issue that you may want researched regarding crime, disorder and risk.

How do you ensure that you get the best out of your local police?

Here are two ways to help the police assist you to reduce crime and disorder in your high-rise community and respond quicker to emergencies. Contact your local police through the *Office of the Chief of Police* and ask for both these programs. You will be glad you did. There is no cost, but the results are significant.

ANDY CODE ACCESS PROGRAM (Toronto Only)

Riskboss has been alerting property management companies of a relatively new program developed by the Toronto Police Service. Allowing police into condominium and apartment communities for anything other than an emergency or a search/arrest warrant can have unintended legal ramifications with respect to privacy. In real life emergency situations; however, seconds count.

Allowing emergency responders to gain immediate access through the main entrance has distinct and real benefits to residential high-rise communities. The Andy Code Program is an excellent idea created by a Toronto police officer and can be implemented at your site relatively quickly and easily. The program can only be used during emergencies and all access is tracked through the Toronto Police Service Communications Centre. There is no cost for this program.

How Does the Program Work?

- ⇒ Contact local police to enroll in the program
- ⇒ The program is only used during emergency situations when police are called to a building where there is an access control panel
- ⇒ Police will help install the correct number(s) into the building Mesh Panel in the main lobby ("TPS" or "EMS")
- ⇒ Only police (and assisting fire /ambulance) will be allowed into a community
- ⇒ Attending police officers will enter TPS or EMS to gain entry
- ⇒ This will activate the Mesh Panel and a call to the Toronto Police Communications Bureau will be made
- ⇒ Communications personnel will recognize on duty personnel
- ⇒ There is no need to program a *door unlock code* since codes are different for each building and may be accessed by unauthorized persons
- ⇒ This program eliminates the delay caused by calling a building superintendent or a property manager to attend during the middle of the night for emergency access
- ⇒ This program dramatically reduces the response time for emergency responders in life and death situations
- ⇒ A record of the entry will be kept maintaining the integrity of the system

TRESPASS AUTHORIZATION PROGRAM (Province Wide)

The Trespass to Property Act is a piece of provincial legislation that allows property owners to take action when people illegally enter their property, act in a manner that contravenes property rules, and fails to leave when asked to do so. Police officers throughout Ontario have the ability to enter on to private property when they actually see a criminal offence taking place in order to effect an arrest. Alternatively; however, police cannot act on your behalf to deal with local disorder issues on your property (e.g. loiterers) unless you provide them permission to do so in advance. Often police are called for such disorder issues; however, by the time they get there, the offenders are long gone.

It is simply a matter of writing a letter to the Chief of Police in your local jurisdiction requesting police to attend on your behalf and proactively deal with nuisance and disorderly conduct. Riskboss often gets questions regarding whether this authorization gives police absolute authority to enter the premises without warrant. This is not the case where police require judicial authorizations to enter inside suites to conduct a search or an arrest.

Here is an example:

TO: Chief of Police, Local Jurisdiction

Dear Chief _____

RE: AUTHORIZATION TO ACT PURSUANT TO THE TRESPASS TO PROPERTY ACT (RSO)
PROPERTY ADDRESS(ES): _____

On behalf of the community and the property owners, please accept our thanks and appreciation for all the hard work that you and your officers do each and every day to make our community a better place to be.

Please allow this letter to serve as formal notice and authorization that all police officers employed by the _____ Police Service may act on our behalf for the purposes of enforcing the Trespass to Property Act (RSO) while on our property. This letter of authorization has no expiration date.

* Must be signed by someone that has the legal authority to represent the property

Riskboss Inc.

1914 - 25 Adelaide Street East | Toronto | Ontario | Canada | M5C 3A1

(416) 863-6666 | riskboss.com/ca

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