

THE DENVER CENTER FOR CRIME VICTIMS

HOW TO DEAL WITH PROBLEM NEIGHBORS

- Ask the occupant(s) (renters or owners) or property manager to resolve the problem. They may not even be aware there is a problem. Keep a record of the notifications.
- If it is a rental property and the renters or the manager do not fix the problem, contact the owner. Call the Denver Assessor's Office at (720) 913-4162 for the owner's name and address. Keep a record of the notifications.
- If the owner doesn't solve the problem, then ask the neighbors to start calling and writing the owner. If you have a Neighborhood Watch list of neighbors or a neighborhood block captain, they can help. If not, now may be a good time to start a Neighborhood Watch for your block and to keep neighbors informed of issues of concern. Have each neighbor keep a record of the contacts and issues.
- Call the owner on every incident that occurs. Keep detailed records, including photos if applicable, of each issue and include dates, times and particulars of complaints.
- Still no resolution? Then file complaints on all violations with various city agencies. Organize neighbors to watch and call on each violation, including:
 - Neighborhood Inspection Services: (720) 865-3200 for unsanitary conditions; inoperable utilities; fire damage; health hazards
 - Social Services: (720) 944-3000 for child abuse; child left alone; unsanitary conditions with children present; children in care of drunken or drugged persons
 - Police Department: (720) 913-2000 for nonemergency violations
 - Disturbances and Crime: 911 for emergencies and in-progress violations needing emergency attention
- If there has been heavy police activity for repeated disturbances, such as violence, drugs, prostitution or health and safety violations,, call the Community Resource Officer and have them determine if a Public Nuisance Violation can be filed against the building owner. Owners may lose their property. If additional documentation (police offense reports, arrests, field complaints) is needed, ask the CRO for assistance.
- Contact the news media if the conditions are extreme and newsworthy.
- If there is substantial evidence to show the problem building/property is hurting your business, you may be able to sue the owner for damages. Contact a lawyer.