

## **St. Albert RCMP - Rental Scam/Fraud**

*Posted November 29, 2016*

St. Albert RCMP is warning potential renters in St. Albert to be aware of some fraudulent rental ads for places to live. The Fraudster poses as a Landlord and posts a rental ad on the internet. The Fraudster posts photos of a rental property from a previous rental ad and then requests a security deposit, usually paid through a money order/money gram or e-transfer. The new tenant may make multiple payments to the fraudulent Landlord before realizing there is not an actual rental.

As an individual, there are some precautionary steps/tips to take to protect yourself from falling victim to these types of fraudulent scams:

### **Tips**

- Ensure a proper tenancy agreement is drafted and signed by both parties. This agreement should include names and addresses for the landlord.
- Ask the landlord to show picture identification as proof he/she is the person named in the document. While it is not a requirement that they produce identification, the renter should be suspicious if they refuse.
- As a renter, you might consider asking to see previous utility bills for the residence to confirm identity of the landlord.
- Check rental rates in the same area. Often Fraudsters will try to entice their victims with low prices to elicit multiple victims.
- Avoid wiring money ie. Western Union. There's never a good reason to wire money to pay a security deposit, application fee, first month's rent, or vacation rental fee.

M-J Burroughs, Cst.

Crime Prevention/Victim Services

Prevention Criminelle /assistance aux victimes

St. Albert RCMP

780 418-6687 Office