

Date Revised: 9/26/2019

Course Goal: To teach recruit officers laws related to property crimes.

Learning Objective:

- Recognize the crime elements to arrest for vandalism [\[6.4.A\]](#)
- Recognize what constitutes unlawful conduct in a landlord / tenant dispute [\[6.4.B\]](#)
- Recognize what constitutes lawful repossession [\[6.4.C\]](#)
- Recognize the crime classification as a misdemeanor or felony [\[6.4.D\]](#)

Session Time: 2 Hours

Resources:

- Classroom with tables
- Overhead projector
- Computer with multimedia software and Microsoft PowerPoint

Session Summary: The instructor will lead a facilitated discussion accompanied with learning activities with the whole class.

Outline	Instructor's Notes
I. Other Property Related Crimes A. Vandalism [6.4.A] [1] 1. Elements a. Malicious intent b. To deface, damage, or destroy with graffiti or other inscribed material c. Personal or real property d. Not their own 2. Classification [6.4.D] a. Damage > \$400, Felony, PC 594(b)(1) b. Damage < \$400, Misdemeanor, PC 594(b)(2)(A) c. Two prior convictions for vandalism and serve jail for one conviction, Felony, PC 594.7 3. Other vandalism crimes a. Under 18 in possession of aerosol paint, PC 594.1, misdemeanor b. Possession of specific tools w/ intent	<u>6.4.A</u> <div style="background-color: yellow; text-align: center; padding: 2px;">PowerPoint Slide # 1 - 4</div> [1] Run Learning Activity # 1 [LD 3 infused, community policing] Note: See last page for learning activity # 1

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<p>to vandalize, PC 594.2, misdemeanor</p> <ul style="list-style-type: none">c. Vandalizing church, PC 594.3, felonyd. Vandalizing structure using caustic chemicals, PC 594.4, felony <p>B. Repossession [6.4.C]</p> <ul style="list-style-type: none">1. When the seller, full time employee of the seller, or a licensed reposessor, recovers or takes back goods that were sold under a conditional sales contract when the buyer fails to pay for them. [2]2. Peace officers role is to determine if a crime has been committed and if any laws were broken during the repossession. [3]3. For repossession to be complete, reposessor must have control and dominion over the goods. [4]4. If buyer objects before control, reposessor must stop. [5]5. When is control complete [6]<ul style="list-style-type: none">a. In public areas, reposessor can enter anytime and control complete when goods are taken or vehicle s enteredb. In private property, can enter only where public is allowed or with consent and control complete when goods are taken or when vehicle is connected to tow truck <p>C. Tenant/Landlord Dispute</p> <ul style="list-style-type: none">1. Tenant/Landlord Rights<ul style="list-style-type: none">a. Tenant is required to make timely payments and not damage propertyb. Landlord must respect tenant privacy and not enter property w/out permission unless there's an emergency2. Unlawful landlord conduct [6.4.B] [7]<ul style="list-style-type: none">a. Tenant lockout, PC 418, misdemeanorb. Seizure of tenant property, PC 418, misdemeanorc. Removal of doors or windows, PC 594, misdemeanor	<p>Explain we will be touching upon the material according to the LD but HR will cover it in more detail at a different lesson.</p> <p>[2] Summarize or have recruit summarize what is a repossession</p> <p>[3] Ask What is the role of police officers during a repossession?</p> <p>[4] Ask What constitutes a completed repossession?</p> <p>[5] Ask What happens if the buyer objects to the repossession before control is complete?</p> <p>[6] Ask When is control complete and what are the limitations for repossessors?</p> <p>Ask Recruits to share tenant / landlord disputes / horror stories.</p> <p>If not already mentioned, review rest of TTS 6.4.C</p> <p>[7] Ask: What are some things landlords might do to tenants if they fail to pay rent?</p>
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<ul style="list-style-type: none">d. Trespass, PC 602.5, misdemeanore. Unlawful interruption of utilities<ul style="list-style-type: none">1) Telephone, PC 591, felony2) Electricity, PC 593, felony3) Gas, PC 593(c), felony4) Water, PC 624, misdemeanorUnlawful conduct by evicted tenant-possible crimes after evictionf. Repossession of land after eviction, PC 419, misdemeanorg. Burglary, felonyh. Unauthorized entry, PC 602.5, misdemeanori. Theft, 484j. Vandalism, PC 594, misdemeanor or felony	
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EV05 - Property Crimes
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Learning Activity # 1 - Vandalism

Purpose: To explore other property-related crimes.

Description:

1. Divide the class into learning teams of 6 - 8 recruits.
2. Provide the below listed scenario.
3. Using CAPRA, allow the learning teams to discuss the scenario and develop an investigative response.

Scenario:

Officers responded to a radio call for a possible business dispute at Hardy's Drycleaners. Upon the officers' arrival, they met with the P/R-Hardy, who stated that he was the owner of Hardy's Drycleaners. Hardy stated that when he walked out into the parking lot of his business, he observed the suspect spray painting something on the wall of his business. Hardy stated that he repeatedly yelled at the suspect, who eventually fled the location.

The officers examined the wall and observed that "Buket" was spray painted on the wall of Hardy's business. Through roll call training, the officers were aware that detectives needed assistance with several other incidents involving the moniker "Buket" spray painted on buildings, buses, and concrete walls of the L.A. River.

4. Have each learning team present their investigative response to solve this problem
 - a. Report current incident
 - b. Partner with GED to search intelligence cards for moniker
 - c. Outreach to community to help ID suspect [LD 3 infused]
 - d. I.D. essential components of community policing, including partnerships with the community [LD 3 infused]
 - e. Search social network sites.
5. During discussion, ensure to cover crime elements for vandalism. [6.4.A]

Resources needed:

- Classroom
- Projector
- PowerPoint Presentation

Time required: 30 Minutes