

HOW TO REMOVE A HOMELESS PERSON FROM YOUR BUSINESS PROPERTY

COMPASSIONATE REMOVAL TIPS



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How to Remove a Homeless Person From Your Property

If you've ever dealt with a homeless individual refusing to leave your property, you know how stressful and uncertain the situation can feel. You want to handle it legally, professionally, and safely—but what's the right approach?

Ignoring the issue isn't an option. Trespassing can create security risks, disrupt business, and even expose you to liability concerns. At the same time, mishandling the situation—whether by escalating tensions or not following legal guidelines—can make things worse.

The good news? There is a clear, step-by-step process to remove a homeless individual from your property while keeping yourself, your employees, and your customers safe. In our latest blog post, "8 Pro Tips for Removing a Homeless Person from Your Property," we've put together expert-backed tips to help you handle these situations with confidence and professionalism. From the right way to communicate to knowing when to involve law enforcement, having a solid plan in place makes all the difference.

Keeping your business secure means being prepared for anything. In this guide, you'll learn how to handle this situation the right way.

Facing a homeless individual who refuses to leave your property can be a difficult and sensitive situation. Whether it's a business entrance, parking lot, or residential building, property owners and managers need a plan to handle these incidents safely and legally.

Ignoring the issue isn't an option. If someone refuses to leave, it can create safety concerns, disrupt business operations, and lead to liability risks. At the same time, mishandling the situation—whether by escalating tensions or violating legal boundaries—can cause more problems.

So, what's the right approach? This guide will walk you through the safest, most effective methods, teaching you how to get rid of homeless persons from your property, step by step. You'll learn how to de-escalate the situation, communicate effectively, and take proper security measures to secure your property while maintaining professionalism.

Step 1: Stay Calm and Keep Your Distance

Your first instinct might be to walk up and tell the person to leave, but approaching too quickly or aggressively can make the situation worse. It's important to stay calm and assess the situation before taking any action.

Keep a Safe Distance

- **Don't engage right away:** If you notice someone lingering on your property, take a moment to observe their behavior from a safe distance.
- **Position yourself strategically:** If possible, stay behind a barrier like a car, counter, or locked door to create a natural separation.

Assess the Risk Before Acting

- **Look for signs of agitation:** Are they pacing, yelling, or acting erratically? If so, avoid direct confrontation.
- **Scan for potential weapons:** Watch their hands—if they're concealed or fumbling inside a bag or pocket, it could indicate a hidden object.

Remaining calm and keeping your distance allows you to make better decisions about how to proceed while reducing the chance of escalation. If the person seems non-threatening, you can move on to the next step. However, if they appear agitated, aggressive, or unpredictable, skip directly to Step 4 to ensure the situation is handled safely.

Step 2: Watch Their Hands

Even if someone seems calm, their hands can tell you a lot about their intentions. This simple but critical observation skill can help you assess whether a situation is low-risk or potentially dangerous.

Why Hands Matter in Threat Assessment

- **Hands can indicate aggression:** Clenched fists, sudden movements, or reaching into a pocket or bag could signal trouble.
- **Weapons are almost always in the hands:** If someone is hiding their hands or fumbling with something, it could be a warning sign.
- **Nervous behavior can be unpredictable:** Even if they aren't aggressive, erratic hand movements may suggest intoxication or mental distress, which can escalate quickly.

What to Do If You Spot a Red Flag

- **Do not engage directly:** Step back and reassess before taking further action.
- **Position yourself near an exit or behind a barrier:** If possible, put a physical object between you and the individual.
- **Prepare to call for help:** If the person's behavior seems unstable or threatening, it's time to escalate the response.

By staying alert and watching their hands, you can gauge the risk level early and decide whether it's safe to proceed with communication or if you need to involve the authorities.

Step 3: Communicate Firmly but Respectfully

The way you communicate can make or break the situation. A calm, firm approach is far more effective than confrontation. Arguing or showing frustration can escalate tensions, making the person more likely to resist leaving.

Stay Polite and Direct

- **Keep it short and clear:** A long conversation can lead to resistance or confusion.
- **Use a neutral, professional tone:** Speaking too forcefully or aggressively may make the person more defensive.
- **Avoid debating:** If they push back or make excuses, don't engage in back-and-forth arguments—repeat your request and move on.

Make It Clear That You Will Call the Police

- If they don't comply, tell them you will contact law enforcement. This reinforces that staying is not an option.
- Keep your tone calm but firm. Stating this as a fact rather than a threat helps prevent escalation.
- Be prepared to follow through. If they refuse to leave, move on to Step 4 and make the call.

Clear, professional communication increases the chances of voluntary compliance. If the person ignores your request or refuses to leave, it's time to move to Step 4.

Step 4: Make It Clear That Authorities Will Be Notified

If a person refuses to leave after being asked, the next step is to involve law enforcement. But did you know that the way you communicate with the authorities can determine whether they respond quickly or delay action? A well-prepared call ensures officers take the situation seriously and arrive as soon as possible.

How to Get the Fastest Police Response

- **Use the term "trespasser," not "homeless:"** Dispatchers often prioritize calls based on how the situation is framed—trespassing is a legal violation, while homelessness is not.
- **Provide specific details:** Clearly describe the individual's location, appearance, and behavior so officers know what to expect.
- **Stay factual and calm:** Avoid exaggeration or emotional language—a clear, professional report increases the likelihood of a faster response.

What to Do While Waiting for Authorities

- **Do not engage further:** Once law enforcement is on the way, avoid additional conversation or confrontation.
- **Maintain a safe distance:** Keep yourself, employees, and customers secure until officers arrive.
- **Document the situation:** If safe to do so, take notes or discreet photos for records or future incidents.

Calling the police should never be the first step, but when a person refuses to leave, handling the call correctly makes all the difference. A [clear, professional approach](#) ensures law enforcement treats your request with urgency and resolves the issue as efficiently as possible.

Step 5: Provide Law Enforcement with Clear Details

Once officers arrive, your ability to give accurate information can impact how quickly they resolve the situation. A clear and concise report helps them assess the risk level, determine the best course of action, and avoid unnecessary delays. The more precise you are, the faster they can take control of the situation.

What Information to Give Officers

- **Physical description:** Share details like clothing, height, build, and any distinguishing features to help officers quickly identify the individual.
- **Behavior and actions:** Explain whether the person is calm, agitated, making threats, or refusing to comply with requests to leave.

- **Time and location:** Let officers know how long the person has been on the property and exactly where they are located.

Why Clear Communication Matters

- **It helps officers act faster:** The better they understand the situation, the quicker they can decide how to proceed.
- **It ensures a legal record of the incident:** A well-documented report can support future security measures.
- **It protects your business:** Providing law enforcement with accurate details helps avoid misunderstandings and ensures the issue is handled professionally.

Even if the situation is resolved peacefully, maintaining a record of interactions with law enforcement can be helpful in addressing future incidents of [homeless people refusing to leave](#) your property. The goal is to ensure a swift, effective resolution while keeping yourself, your employees, and your customers safe.

Step 6: Know When to Step Back

Not every situation can be handled alone. If at any point you feel unsafe or the person becomes aggressive, it's time to disengage. Your safety—and the safety of your employees and customers—should always be the top priority. Knowing when to step back can prevent unnecessary conflict and ensure professionals handle the situation appropriately.

Signs That It's Time to Disengage

- **The person becomes hostile:** If you approach a homeless person and they raise their voice, make threats, or display aggressive body language, do not engage further.
- **They refuse to comply after multiple requests:** If asking them to leave has no effect, continuing to insist may only escalate tensions.
- **You feel unsafe:** Trust your instincts—if something feels off, remove yourself from the situation.

What to Do Instead

- **Create distance and find a secure position:** Stay behind a locked door, inside a vehicle, or near an exit if possible.
- **Call law enforcement or security:** If you haven't already, notify authorities and provide them with details.
- **Let trained professionals take over:** Security officers and law enforcement are trained to de-escalate and remove individuals safely.

It's important to remember that stepping back doesn't mean giving up control—it means handling the situation the smart way. Protecting yourself and others should always come first.

Step 7: Consider Hiring Security for Ongoing Issues

If you continue to struggle with homeless issues on your property, it may be time to bring in professional security. While handling one-off incidents yourself might seem manageable, [frequent disturbances](#) can disrupt business, create safety risks, and take up valuable time. Hiring security ensures situations are dealt with efficiently and legally without putting you or your employees in harm's way.

When Security Might Be Necessary

- **You're dealing with repeated trespassing incidents:** If the same individual or different people keep returning, security can provide a deterrent presence.
- **Employees or customers feel unsafe:** If staff or visitors are uneasy due to ongoing disturbances, a professional security team can help restore a sense of safety.
- **You need to enforce property rules consistently:** Security officers ensure that [policies are upheld](#) without relying on police intervention every time.

How Delta Protective Services Can Help

- **Trained Security Officers:** We provide on-site security personnel trained to handle trespassing issues professionally and lawfully.
- **Vehicle Patrol & Alarm Response:** Regular patrols and rapid response teams help prevent repeat incidents before they escalate.
- **Video Monitoring & Surveillance:** 24/7 surveillance helps deter trespassers and provides documentation when intervention is needed.
- **De-escalation & Legal Compliance:** Our officers are trained to diffuse situations, document incidents properly, and ensure all actions comply with the law.
- **Customized Security Solutions:** Every business has unique security needs—we work with you to develop a tailored security plan that fits your property and risk level.

Investing in security isn't just about removing trespassers—it's about creating a safer, more controlled environment. If the problem persists, Delta Protective Services offers a proactive, professional solution.

Step 8: Share This Guide with Your Team

Knowing how to properly get rid of homeless persons trespassing on your property isn't just the responsibility of business owners or managers—your entire team should know what to do. When employees understand the correct process, they can respond confidently and consistently, reducing risks and ensuring a smooth resolution. A well-prepared staff helps prevent confusion, escalation, and unnecessary calls to law enforcement.

Why Team Awareness Matters

- **Consistency ensures safety:** If everyone follows the same protocol, there's less chance of miscommunication or mistakes.
- **Employees feel more secure:** Knowing how to handle trespassing situations helps staff feel prepared rather than vulnerable.
- **Faster response times:** A team that understands the steps can act quickly and effectively without hesitation.

How to Get Your Team Prepared

- Print this guide and make it accessible in break rooms or security offices.
- Review the process during team meetings, so employees know their role in handling trespassing incidents.
- Set clear expectations. Make sure your staff understands when to engage, when to step back, and when to call for help.

Stay Informed with Ongoing Security Tips

Security threats evolve, and staying ahead is key. Follow us on [Facebook](#) and [LinkedIn](#) for more valuable security tips, insights, and updates to help keep your business protected.

Protect Your Property with Confidence

Knowing how to get rid of a homeless individual who refuses to leave your property can be challenging, but having a clear, step-by-step approach ensures the situation is managed safely and effectively. Through calm communication, knowing when to involve authorities, and considering professional security solutions, you can protect your business, employees, and customers while maintaining control of your property.

Preparation is key. When your team understands the right procedures and security measures are in place, you reduce risks and prevent future incidents. Whether it's a one-time occurrence or a recurring issue, following these best practices will help you handle trespassing situations with confidence and professionalism.

If homelessness is an ongoing concern for your business, Delta Protective Services can provide a customized security solution to keep your property safe and secure. [Request a proposal](#) today to learn how our trained security professionals can help you prevent incidents before they happen.

Don't wait for disruptions to drive customers away.

With Delta Protective Services, you get fast, effective security solutions tailored to your business needs.

Claim Your Free Security Proposal Today!

REQUEST A PROPOSAL



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