



# BED BUGS

## Information for Landlords and Property Managers

Multi-unit dwellings, including hotels, apartments, hostels, shelters, student residences and rooming houses, are high-risk locations for bed bug infestations. The best method to deal with bed bugs is Integrated Pest Management (IPM), which combines a variety of techniques and products that pose the least risk to human health and the environment.

Collaboration between tenants and landlords is necessary to eliminate bed bug infestations. The following steps are recommended for landlords and property managers dealing with bed bug infestations:

- 1. Early Detection of Bed Bug Infestation:** Respond to tenant's complaint about bed bugs, and conduct proper inspections. Consult the Peterborough County-City Health Unit or professional pest control services about how to confirm bed bugs infestations.
- 2. Control of Bed Bugs:** Use a professional pest control service experienced in bed bug control and Integrated Pest Management.
- 3. Preparation:** Consult with tenant(s) in bed bug-affected unit(s) to ensure adequate preparation steps have been taken to prepare room(s) prior to treatment.
- 4. Inspection After Treatment:** Ensure an inspection by either the property manager/landlord or pest control professional is carried out following treatment to assess the treatment's effectiveness and determine if more spray is needed. Often more than one treatment is required.
- 5. Prevention:** Seal cracks and crevices between baseboards, on wood bed frames, floors and walls with caulking. Repair or remove peeling wallpaper, tighten loose light switch covers, and seal any openings where pipes, wires or other utilities come into the home (pay special attention to walls that are shared between apartments).
- 6. Furniture Removal:** Furniture removed from the infested units should be taken away (or disposed of) as soon as possible, and dismantled so that it is not picked up by someone else.

# Top 10 Tips for Landlords to Keep Bed Bugs Away

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- 1 Be Proactive**

Provide information to tenants. Know what to do if you get a report of bed bugs. Train staff on bed bugs identification and management.
- 2 Conduct Quarterly Inspections**

Be vigilant if your building has been infested with bed bugs. The frequency of inspections may be adjusted based on level of infestation. Monitor units that may be heavily infested.
- 3 Work With Your Tenants**

Don't blame your tenants. Anyone can get bed bugs.
- 4 Plan Ahead**

Give tenants sufficient time to prepare for pest control treatment. Understand preparation is an enormous task especially for vulnerable people.
- 5 Identify at Risk Units**

Some tenants, such as the elderly or disabled, may require assistance with preparation. Be willing to help them seek assistance from family or friends, or professionals. Contact the Peterborough County-City Health Unit if unable to find assistance.
- 6 Purchase Vacuums and Steamers**

Tenants may need assistance if they do not own a vacuum or steamer to clean furniture and belongings prior to pest control application.
- 7 Form a Tenant Volunteer Group**

Other tenants may be willing to assist their neighbours with preparation.
- 8 Provide Materials**

Tenants will need plastic wrap when disposing of furniture. Post signs in garbage disposal area advising tenants that items may be infested with bed bugs.
- 9 Be Willing to Hire Professionals**

Hire reputable pest control companies who can resolve your bed bug problem.
- 10 Seal up Hiding Spots**

Make sure all holes, cracks, gaps, and voids around pipes, baseboards and electrical cover plates are sealed with caulking or expansion foam to prevent pests from travelling unit to unit.