

Bed Bug Tips for Landlords

Educating yourself and your staff on laws, regulations, and corrective actions will enhance your ability to maintain a pest free property.

How do I stay on top of bed bugs?

Schedule regular inspections of your units

Regular inspections of rental units can help give you a snap shot of the apartment's health as it pertains to bed bugs. Many residents may not know they have bed bugs or may not recognize the signs of an infestation if they have never had bed bugs before. Bed bug populations take time to increase but can become a large problem within a few weeks under the right conditions. Regular inspections can allow you to find and treat low level bed bug activity before it turns into a full infestation.

Educate yourself about bed bugs

Training yourself and your staff on bed bugs will enhance your ability to respond to bed bug concerns. Understanding bed bug biology, habits, signs, inspection techniques, myths, and treatments will enable you to have an informed and effective response.

Create a bed bug action plan for your property

A bed bug action plan for apartments may include specific language in signed lease agreements informing tenants of their responsibility in notifying management upon discovering bed bugs, staff education, education on the NH bed bug law, documentation of resident notifications, documentation of treatments, protocols for inspections and treatments by a pest management professional (PMP), and inspecting units to ensure there is no bed bug activity before bringing in new residents. Action plans should be tailored to suit the needs of your particular building.

Respond Effectively

Don't panic. Don't point fingers. Bed bugs are and will continue to be common around the world. Being educated in how to deal with bedbugs, working with and educating your tenants, and having a bed bug action plan with integrated pest management will help you effectively deal with bed bugs.

Inspect adjacent units

Adjacent unit inspections help ensure effective treatment and to rule out the possibility that bed bugs may have come from another unit. Being proactive in inspecting adjacent units when responding to reports of bed bugs, along with your regularly scheduled inspections, will help keep your tenants minds at ease as you appropriately respond to bed bug concerns.

Avoid self-application of pesticides

Self-application of pesticides can be harmful to yourself and your tenants. Sprays and foggers sold at the local store have been shown to have little effect on killing bed bugs but may drive them into adjacent units, making effective treatment more difficult. It is best to hire a pest management professional to design a treatment plan.

Be open and encourage discussion with your tenants about bed bugs

One of the most effective tools when dealing with bed bugs is communication. Encouraging open dialogue about bed bugs and providing education are effective tools to stay ahead of potential bed bug problems.



Bed Bugs are flat, reddish brown insects about the size of an apple seed.

They're primarily active at night and tend to hide from light. They can be found on bed frames, box springs, mattresses, pillows, headboards and nightstands. They can be found in sofas, chairs, and other furniture.



Bedbug Law

New Hampshire has a bed bug law and all landlords and property managers should be educated on what their responsibilities are.

To read the full Bed Bug Law:

<https://bit.ly/2ZmfJAa>

Resources

Bed Bug Basics:

www.epa.gov/bedbugs

City of Nashua Environmental Health Dept:

www.nashuanh.gov/1110/Bed-Bugs

What Landlords Need to Know:

<https://bit.ly/2ZmZoam>



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