

"GOODNIGHT,
SLEEP TIGHT,
DON'T LET...
OH, YOU
KNOW THE
REST!"

HORSEY
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HEARST
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Elimination of Bed Bugs: A Team Approach

Presented By:
Brandy Cockrell
HCV Program Manager

Equal Housing Opportunities

Areas of Interest

- AHA Responsibilities
- Landlord Responsibilities
- Tenant Responsibilities
- The Determination Process
- The Elimination Process

AHA Responsibilities

- Provide guidance
- Ensure the unit remains within HQS guidelines





Landlord Responsibilities

- Ensure the dwelling unit and its equipment be in sanitary condition and free of vermin and rodent infestation
- Contact extermination professional or perform inspection internally
- Notification to AHA
- Provide AHA with contract with extermination professional (if applicable)
- Completion of “Landlord Certification Statement”





Tenant Responsibilities



- Keep the unit and its premises free from damage
- Notification to landlord immediately
- Notification to AHA if no progress with landlord
- Work cooperatively with landlord and/or extermination professional



The Determination Process

- Suspicion of bed bugs
- Notification to all necessary parties
- Inspection:



- Extermination Professional (independent inspection) or
- Internally by Landlord (“Landlord Inspection Checklist”) or
- By AHA (Special Inspection)



The Determination Process – Cont'd.



- Determination made:
 - This will either start the Elimination Process or
 - The case will be closed





The Elimination Process

- Notify AHA within 72 hours of determination of infestation:
 - Provide copy of extermination contract
 - Provide completed “Landlord Certification Statement”
- Provide Tenant with copy of pre- and post- treatment instructions



The Elimination Process – Cont'd.

- Treatment should begin within 48 hours of initial determination
- Follow-up inspections completed by extermination professional
- AHA notified, in writing, that the process has been completed



The Elimination Process – Cont'd.

- Failure by the landlord to take appropriate action:

- Violation of the HAP contract
- AHA will issue the tenant a voucher and terminate the HAP contract



The Elimination Process – Cont'd.



- Failure by the tenant to take appropriate action:
 - Violation of the HAP contract
 - Termination from the HCV Program





Final Thoughts

- Left untreated, bed bugs can spread throughout a residence affecting current and future tenants
- Elimination of bed bugs is a possibility when the tenant and landlord work together toward the common goal

