



## Bed Bugs: A Guide for Landlords

### Don'ts

1. **DO NOT panic!** While bed bugs are annoying and stressful, they do not transmit disease and you CAN get rid of them.
2. **DO NOT assume it is bed bugs.** Save any bugs, eggs or casings you or your tenant finds. Proper pest identification by a pest control provider is critically important in determining the source and extent of the problem.
3. **DO NOT self-treat.** Home remedies are often dangerous and do not work – especially “bug bombs”. Hire a knowledgeable pest control professional to conduct an inspection and implement an IPM treatment plan.
4. **DO NOT ask your tenant to vacate.** This can spread the infestation because bed bugs are excellent hitchhikers. Ask your pest control professional for details on when and for long tenants need to vacate during treatment.
5. **DO NOT tell your tenant to throw out infested furniture.** Not all furniture needs to be thrown away. Ask your pest control professional which items can be treated and which need to be discarded. If furniture should be discarded, wrap it in plastic to avoid the spread of bed bugs in the common hallways and throughout the building.
6. **DO NOT leave used mattresses and furniture outside trash receptacles or on the curb side.** This allows others to take the discarded furniture to their residence and potentially spread the problem. If you must leave it there, make sure it is bagged and labeled “BED BUG INFESTED” so others won't take it.
7. **DO NOT be reluctant to inspect adjacent apartments when inspecting a unit for bed bugs.** Surrounding units can have bed bugs and the resident may not come forward due to the stigma attached to the bug.
8. **DO NOT play the blame game.** Solving the problem of spreading bed bugs is more important than placing blame. Encourage the residents to come forward in a confidential manner if they suspect their residence or another residence might have bed bugs.

Don't Panic, Call *Atlantic*  
**1-800-439-7716**

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### Do's

1. **DO discuss bed bugs with perspective tenants prior to moving in the complex/building.** Have an open and comfortable discussion with tenants on what to do if they suspect they have bed bugs.
2. **DO educate your entire building on bed bugs.** Maintenance, residents and management should be educated regarding bed bug harborage sites, identification and treatment.
3. **DO encourage cooperation.** Cooperation by all parties – tenants, management and pest control provider – is important when dealing with a bed bug situation.
4. **DO keep tenants informed of the bed bug treatment process.** Your pest control professional will let you know any preparation that needs to be done and the timing. Relaying this information to your tenant can alleviate stress associated with the treatment process.
5. **DO promote the use bed bug proof mattress and box spring encasements.** Encasements will keep the bed bugs on the outside and allow for an easier inspection. Encasements minimize harborage sites a mattress and box spring offers.
6. **DO discourage tenants and residents from picking up any used furniture without thoroughly inspecting for bed bugs.** Second hand and consignment items and furniture left on curbs may have bed bugs and should be checked before bringing inside.
7. **DO encourage tenants to eliminate clutter from the floors and under furniture such as a bed and couch.** Clutter is a bed bug's best friend offering many harborage sites for the bug to hide and go undetected.
8. **DO continuously inspect and monitor for signs of an infestation.** Early detection is key in eliminating bed bugs.

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