



## **BED BUGS DO NOT DISCRIMINATE** **Common Sense Advice for Landlords**

**Bed Bugs don't discriminate. Anyone can get Bed Bugs.** These insects do not care what race you are, your age, or your economic status; they are simply looking for their next meal. Help remove the stigma associated with Bed Bugs and participate in the solution.

**Know the facts about Bed Bugs.** Bed bugs are successful hitchhikers, moving from an infested site to furniture, bedding, baggage, boxes and clothing. Bed Bugs feed exclusively on blood. Depending on the conditions of your home, each Bed Bug may feed once every 5 to 10 days. They are quite resilient and are capable of surviving for more than a year without feeding. Bed Bugs are usually active late at night – not during typical home visits. Bed Bugs do not carry disease. This factsheet provides guidance that can help you, as a landlord, to prevent infestations of your property, or to successfully eliminate the problem before it gets out of control.

**Protect yourself. Get informed.**  
**Stop the Spread.**

[www.nhbedbugs.org](http://www.nhbedbugs.org)

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- ❑ **Inspect all units prior to rental.** Inspect all units thoroughly for signs of Bed Bugs prior to renting to a new tenant. In your inspection, look behind baseboards, window and door casings, behind electrical covers, in telephones or other electronic devices and in any small crack or crevice in the wall or floor. If inspecting an occupied unit include headboards and bed frames, inside box springs, behind wall hangings, between curtain folds, in drawers and drawer rails, behind and underneath furniture, under and around floor clutter.
- ❑ **Interview your prospective tenants.** Ask all incoming tenants if they have had exposure to Bed Bugs in the past in their own apartment or through a neighbor. Remind them – in non-threatening terms – how easy it is to transport Bed Bugs into their new apartment.
- ❑ **Provide Bed Bug education to tenants.** Share with them printed information about Bed Bugs and how to prevent infestations. Explain that they may be inadvertently bringing Bed Bugs into the unit if they are leaving an infested apartment or building. Taking precautions before moving in will save both the landlord and the tenants the costs and disruption of dealing with an infestation.
- ❑ **Develop a Bed Bug policy for the building.** Specify in the policy that tenants are to immediately contact the landlord if they see a Bed Bug. Be sure to specify a time frame and how the notification is to be submitted. If the tenant does not notify you immediately, the problem will take longer to control and will be more difficult.
- ❑ **Contact a pest professional.** If notified by a tenant about Bed Bugs, contact a certified pest management professional IMMEDIATELY. Getting on top of the problem within the first two weeks of an infestation will increase the likelihood of success. Do NOT treat the situation yourself. Treating Bed Bugs with over the counter remedies may make it worse.
- ❑ **Prepare the area well before the pest management company arrives.** Ask the pest control company how the tenant should prepare for the treatment. Communicate these instructions clearly to the tenant. Make sure the tenant prepares properly for the treatment. If there have been no tenant complaints of Bed Bugs in neighboring apartments, have the exterminator inspect all surrounding apartments (above, below and on either side of the infested unit) to see if Bed Bugs are in these units. Have tenant gather all clothing and bedding and put them in the dryer on high heat (at least 140 degrees) for at least 20 minutes to kill Bed Bugs. Put cleaned items in sealed plastic bags until after treatment.
- ❑ **Interview your pest control company.** If your pest control company cannot provide a detailed plan for addressing the infestation, including a schedule of treatments and an Integrated Pest Management strategy for the tenants, look else where for a professional who can. Check out Bed Bug Central for a list of pest management professionals in your area who have been certified Bed Bug FREE. Visit them at [www.bedbugcentral.com/bedbugfree](http://www.bedbugcentral.com/bedbugfree)