

Leases can be worded to reflect IPM principles and best practices for housekeeping. Work with your resident council, PHA board of directors or legal council to approve any changes.

Note: these are all the suggested places where pest management language could be included in a lease agreement but it is not necessary to include all of these references.

General

- Consider including pest fact sheets in pamphlets or informational materials provided to the tenant at lease signing.
- Eliminate the words “exterminate,” “extermination,” and “exterminator.” Replace with “manage pests,” “integrated pest management (IPM),” and pest management professional “PMP.”
- Look for vague language like “at least annually” and “within a reasonable time period”.

Charges for maintenance:

Minimum

- Is it clear that the cost of pest control services is the responsibility of the housing provider? For example: *Rent includes utilities, maintenance services due to normal wear and tear and community-wide pest management.*

Ideal

- Consider Including a fine or other repercussion for not cooperating with pest management services – unit preparation and allowing access.

Utilities and Appliances:

- Housing provider will supply the following utilities: (is pest management mentioned here?)*

Housing Provider Obligations:

- To maintain the dwelling unit and the project in a decent, safe condition including pest and mold free facilities.* Although including the language “health and safety” and “clean and safe conditions” implies pest and mold-free, it’s best to be explicit and include language about maintaining pest and mold free housing. Include specifics like adequate trash removal (including the removal of bed bug infested furniture).
- The housing provider is required to give notice of maintenance and pest management visits and notifications of pesticide use.

- It is the obligation of the housing provider to notify the tenant of adverse action – lease termination, transfer, extra charges, and repercussions for failing to comply with the lease including cooperation with maintenance visits and pest control preparation.

Tenant's Obligations:

Minimum

- Promptly report maintenance issues, such as known need for repairs, signs of pests, wildlife presence, drainage issues, leaks, moisture issues, mold, and unsafe or unsanitary conditions.*
- Dispose of garbage and other waste in a sanitary and safe manner. Garbage should be removed from unit at least weekly.*
- Take reasonable precautions to prevent fires. Do not store or keep highly volatile or flammable materials upon the premises including "bug bombs".*

Ideal

- Adult tenants will participate in X hours of community service and or resident education program (IPM, housekeeping programs).*
- Tenants will cooperate fully with the Authority staff and its contractors in any pest control efforts, modernization, repairs, etc. For example, abusive or threatening words or conduct are violations of this provision. The Authority may accompany any pest control personnel in order to assure that the Tenant is cooperating fully with pest control efforts. Tenant is not permitted to refuse extermination service, and the Tenant is responsible for cleaning the area(s) to be worked on.*

Inspections:

Minimum

- Housing provider will inspect the dwelling unit within 90 days of move-in and at least annually thereafter.*

Ideal statements:

- Housing provider will inspect the dwelling unit within 90 days of move-in and at least quarterly thereafter.*
- A resident can have a housekeeping violation removed from their record by participating in IPM or housekeeping educational program.*

Entry of Premises During Tenancy:

Look for statements like these:

- Tenant agrees to permit authorized agent, employee, contractor to enter tenant's dwelling during reasonable hours for the purposes of performing routine maintenance, pest control, making improvements and repairs, and inspecting unit.*
- Request for maintenances on unit constitutes permission to enter by contractor or staff*
- Housing provider shall give tenant at least 48 hours written notice that staff or contractor intends to enter unit.*

Notice Procedures:

Look for:

- Specific instructions for submitting work orders.
- A statement regarding notification that will be left by a contractor detailing the work done in the unit if the tenant was not home (including pesticide application).

Termination of Lease:

Look for:

- Number of each violation that would result in lease termination procedure
- Failure to report maintenance issues or cooperate with repair/pest remediation
- Failure to pass X number of housekeeping inspections
- Repeated lease violation (3, or more) is cause for lease termination.

Housekeeping Standards:

Does the lease include housekeeping standards? This list should also be reflected in a housekeeping checklist used by management for inspections.

- Signs of pest infestations (including, but not limited to dead insects, cockroach frass, bed bug spotting, and mouse droppings) in list of unacceptable conditions*
- Smoke detectors free of cobwebs*
- Window and door screens intact and free of holes*
- Door sweeps present on exterior doors*
- Trash disposed of properly in covered containers and not left in unit for more than one week*
- Recycling bin and items should be rinsed clean, free of food and disposed of properly on a weekly basis*
- Entire unit should be free of offensive odors, rodent and insect infestations*
- Woodwork & walls free of holes greater than ¼ inch*
- Stove clean and free of food and grease, including sides, back and under stove top*
- Refrigerator should be clean, including the floor underneath, sides, back and door seal*
- Cabinets and counters clean and free of grease and spilled food*

- Storage under sink and on top of refrigerator should be limited to small and light-weight items to permit access for repairs*
- Exhaust fan free of grease and dust*
- Sink should be clean, not dripping, and free of grease and garbage. Dirty dishes washed nightly.*
- No food left out, perishables stored in sealed containers or the refrigerator. No spilled food or crumbs*
- Toilet and tank should be clean and not leaking or constantly running*
- Tub, shower and sinks should be clean, free of mold and mildew and not dripping*
- Bathroom exhaust fans should be clean and operable*
- Storage and linen closets should be neat, clean and accessible for inspection*
- No volatile or flammable materials should be stored in the unit including "bug bombs"*
- Exterior walls should be free of vines and plants should be trimmed allowing at least 1 foot of space between plants and siding*
- No lighting designated for interior use should be used outside*
- Hallways and stairwells should be free of trash and clutter*
- Doors must be free of obstruction and include door sweep on exterior doors*
- Utility sheds and yard should be free of trash and debris*
- Basement (where applicable) should be clean, neat and free of hazards and pests*
- Yards should be free of debris, trash, abandoned cars, pest infestations, especially rodents and lawns kept mowed*