

City of  
Dayton Housing Authority  
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## **\*Pest Control & Housekeeping Policy\***

This policy is to help and inform our residents to live in decent, safe, and affordable housing.

Dayton Housing Authority has contracted with an extermination company using a pest control system to better serve our residents. It is a bait system rather than the traditional spraying of units which is environmentally sensitive. The system has been proven very effective in public agencies, and has seen this program work time and time again in our own agency.

**Resident involvement and cooperation is a key element for its success and as part of your lease agreement with Dayton Housing Authority; you are required to cooperate with our pest control program.**

Dayton Housing Authority and a contracted exterminating company will schedule a one-time per year treatment for every apartment. If at any time your apartment is reported to have some level of infestation by staff of the Housing Authority, you may be placed on our call back list for treatment. Your apartment will receive treatment until the level of infestation has improved.

**To keep your apartment free from infestation, please follow these instructions for proper maintenance:**

- \* **Keep your apartment free of dead bugs, keep them swept up and disposed of.**
- \* **Keep bug feces cleaned off cabinet hinges, cabinets, etc.**
- \* **Clean regularly behind refrigerators and ranges.**
- \* **Keep dishes clean, food put up in cabinets, and floors free of food crumbs.**
- \* **Clutter and boxes harbor roaches, so please keep the apartment free of clutter.**
- \* **Clean behind wall hangings, pictures, etc. This is a good place for roaches to hide.**

## **\*Call Back Procedures\***

**If at any time you feel your apartment needs additional treatment, please contact our maintenance department to be placed on the call back list. (423) 775-1871, select option 1 for maintenance.**

The Housing Authority will contact you concerning when your apartment will be treated and also what preparations must be made.

You are **REQUIRED** to follow the instructions given to you for preparation for your call back treatment.

You are **not allowed** to treat your apartment on your own, using store bought or any other pesticides.

**A roach infestation can cause your smoke alarms to fail or need to be replaced, if you are not following the call back procedures and preparation you will be charged the replacement charge for each smoke alarm.**

**!! FAILURE TO COMPLY WITH THIS POLICY COULD RESULT IN  
TERMINATION OF LEASE !!**

## PART I

### Control and Elimination of Roaches

Dayton Housing Authority is committed to providing housing for families and individuals that is decent, safe, and affordable.

As part of that commitment, Dayton Housing Authority will provide pest control services through a licensed, pest control contractor.

#### **Residents are required to cooperate with Dayton Housing Authority's pest control program.**

Any resident requesting exemption due to a medical condition or reasonable accommodation must provide documentation from a qualified health care provider that the exemption is necessary due to a disability or health related issue.

Dayton Housing Authority will schedule each year a bait treatment program for the eradication and prevention of roach infestations. This bait program is a residual treatment and has been found to be very effective in eliminating roach infestations in multifamily housing. After the treatment has been completed, the resident should not use any type of spray as this will reduce the effectiveness of the bait program.

If roach infestation continues to be a problem after the annual treatment, the resident may request a monthly "call back" treatment until the roaches are eliminated. Residents who request a call back must cooperate by removing personal belongings from closets, drawers, and kitchen cabinets. Residents may also be scheduled for monthly call back treatments if the apartment is found infested during inspections or maintenance calls.

To keep the unit free from roach infestation, residents must follow the instructions listed below:

- Sweep up dead roaches and dispose by flushing down the toilet. Please DO NOT place dead roaches in garbage cans as roach egg sacs can continue to hatch.
- Clean roach feces and residue from cabinet hinges and door hardware.
- Clean regularly behind refrigerators and ranges.
- Keep dishes clean and food items covered.
- Keep countertops and floors free of food scraps and crumbs.
- Keep apartment as free of clutter as possible. Boxes and stacks of paper can harbor roaches.
- Clean behind pictures and wall hangings regularly.

Please contact the Dayton Housing Authority office with any questions or concerns regarding our pest control program.

## PART II Control and Elimination of Bedbugs

After a long absence, bedbug infestations are a growing problem in the United States today. According to the United States Environment Protection Agency (EPA), bedbug populations have increased dramatically. Bedbugs are considered a pest of significant public health importance by the EPA and the Center for Disease Control and Prevention (CDC). Although the insects are not known to transmit diseases, bites may itch and cause an allergic reaction in some people, which may lead to secondary infections. The presence of bedbugs may also contribute to stress or anxiety.

Dayton Housing Authority will provide education material to residents on the prevention, identification, and control of bedbug infestations. A copy of that material is attached and made a part of this policy.

### **A bedbug infestation in any public housing unit must be reported to**

### **Dayton Housing Authority immediately.**

Following a report of bedbugs, Dayton Housing Authority or a licensed pest control contractor employed by Dayton Housing Authority will schedule an inspection within three (3) days, if possible.

The resident will be required to cooperate with Dayton Housing Authority's treatment plan to eliminate the bedbug infestation. The following steps must be followed by the resident:

- Dayton Housing Authority will provide the resident with a Bedbug Extermination Checklist that will give instructions on how to prepare for the treatment. The resident will be asked to certify that the checklist items have been completed.
- On the day of the treatment, the resident must remove all bedding from the bed and all curtains removed from the windows. They must be washed and dried (in a washer and dryer). If this is not done, the unit may become infested again.
- IF you do not have a washer and dryer in the apartment, please take your belongings to a laundromat. Place them in a SEALED plastic bag to transport them to the laundromat. If they are not in a sealed plastic bag your automobile can also be infested.
- You will need to be present when Dayton Housing Authority personnel and the pest control contractor arrive at the unit. During the treatment you will NOT have access to your unit. Dayton Housing Authority staff will be changing your locks for your safety. We will change the locks back once the treatment is completed.
- Once the treatment is completed, continue to monitor the apartment, particularly the bed and upholstered furniture for signs of bedbugs.
- DO NOT use any other types of insecticides (Raid, Combat, Etc.) after the treatment has been completed.

The unit will be treated at no cost to the resident. However, if a resident fails to prepare properly and the pest control contractor is unable to treat, the resident may be charged for the pest control service call.

**FAILURE TO COMPLY WITH THIS POLICY AND THE ABOVE REQUIREMENTS COULD RESULT IN TERMINATION  
OF YOUR LEASE.**

