

Detroit Multifamily Hub Bed Bug Guidance

This memorandum provides additional guidance for managing bed bugs in Detroit Multifamily Hub Multifamily properties. Owners/agents are responsible for the extermination of bed bugs just as they are responsible for the extermination of other pests. Consequently, residents may not be charged for extermination expenses.

Residents are expected to keep their units in decent, safe and sanitary condition to control infestations in their units. In addition, residents can be required to take necessary measures to ensure effective treatment for bed bugs. Attached is sample guidance that Owners/Agents may incorporate into the property's house rules. Owners/Agents may pursue standard remedies for residents failing to comply with property rules. Failure on the part of residents to comply with the requirements for effective bed bug treatment may lead to eviction, as with any violation of house rules.

We recommend that Owners/Agent read the Michigan Manual for the Prevention and Control of Bed Bugs, a comprehensive guide to identify, treat, manage and prevent bed bugs, and create a bed bug management protocol for their properties. You can access this manual by going to <http://www.michigan.gov/emergingdiseases>, and clicking on the Don't Let the Bed Bugs Bite! link. It is also suggested that these materials be made available to the tenants.

Bed bugs are a serious problem. Should you observe bed bugs in your apartment, it is imperative that you report it to management immediately. Your cooperation is important to assist management in preventing the spread of bed bugs throughout the property, and to eliminate the problem in your apartment. Bed bugs are difficult to control. They are difficult to see, active at night and females lay numerous eggs per day (up to 200 to 300 eggs in a lifetime). They can go without food (blood) for up to 140 days. They hide in cracks and other small places, and are difficult to see, especially in the early molting stages. The eggs are very small, and almost invisible to the naked eye. Since the elimination of DDT and Chlordane several decades ago, the problem has become more widespread. Bed bugs live in clusters. They will generally travel 20 or more feet from their nesting area if the host (human) moves to another location. They prefer to feed at night, but may feed during the day if the host is inactive. You may need a flashlight to locate the bed bugs. They may hide in bedding, bed frames, covers, couches and chairs, window and door mouldings, behind wallpaper and pictures, cracks in flooring, under carpet along walls, wall voids such as light sockets and outlets, luggage, backpacks and clothing. Without your assistance and cooperation the problem cannot be resolved, and may spread to neighboring units.

By acknowledging the House Rules, you agree to the steps required for effective bed bug treatment. We need your cooperation to minimize the spread of bed bugs. As with other house rules, violation of these provisions could lead to termination of your tenancy and your accountability for damages.

- Resident agrees to permit Landlord into the apartment, with proper notice, to treat for or monitor bed bugs during the term of your tenancy.
- Resident understands that he/she may arrange for family members, friends or management to help prepare for bed bug treatment.
- Resident understands that thoroughly cleaning the apartment in advance may make the treatment easier and more effective by reducing the number of treatments required.
- Resident agrees to perform tasks in order to prepare for treatment, and to ensure the safety and effectiveness of the treatment. These tasks include, but are not limited to:
 - Remove all loose items from the floor, and under any furniture. All furniture must be moved 3 feet from any wall.
 - All closet floors must be cleared of any objects.
 - All shelves must be cleared of any objects.
 - Remove all sheets, blankets, mattress covers and pillowcases from all beds, and wash them in hot water (over 120° F). After cleaning, place in sealable plastic bags. Do not put them back on the bed until the evening after receiving treatment.
 - Empty all drawers, and remove them from furniture.

- Stuffed animals should be placed in a clothes dryer on the highest setting for 10 minutes.
- Wash all clothing in hot water (over 120° F or higher) and dry them on the highest heat setting. Place the clean items in a sealable plastic bag. When taking laundry to the laundry room, the laundry should be placed in sealed plastic bags. The bags should be disposed of, and new plastic bags should be used for the cleaned clothing.
- Existing beds will be treated based on the condition of the mattress and box springs, and on the severity of the infestation. If the mattress will be disposed of, it must be marked, destroyed and sealed in plastic before being carried out of the building for placement in the dumpster. This is done to ensure that the mattress is not returned to another unit. The resident may be required to purchase bed bug mattress and box spring covers if they are damaged (ie; tears, small holes, rips, etc.).
- Additional furniture such as couches, chairs, etc., will be treated based on the condition of the furniture, and the severity of the infestation. Some leather furniture may not be treatable. If the furniture is damaged (ie; tears, small holes, rips, etc.), it may be rendered unusable and discarded. If the furniture will be disposed of, it must be marked, destroyed and sealed in plastic before being carried out of the building for placement in the dumpster. This is done to ensure that the item is not returned to another unit.
- Resident understands that used furniture is a major source of infestation, and should be inspected closely before bringing into the building.
- Resident understands that pets should be removed from the apartment for at least 4 hours following the treatment, and should not be present for the treatment. Fish tanks should be covered, sealed in plastic and the air pump should be turned off for a 4 hour period following treatment.
- All residents of a unit should vacate the apartment during the treatment, and for a 4 hour period following treatment as an extra precaution.
- Anyone that is pregnant, has asthma, a heart condition or any other respiratory condition should consult with their physician concerning when to re-enter the apartment.
- Re-treatment may be necessary to ensure proper eradication. Please consult with management concerning re-treatment.