

## GOVERNING ALL UNITS OWNED AND OPERATED

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This policy shall apply to all housing units owned or managed by the Housing Authority of Henry County (HAHC), unless specifically noted.

### **POLICY:**

Infestation prevention or control requires a labor-intensive, aggressive and precision-targeted Integrated Pest Management strategy and a cooperative effort by the HAHC property management staff, pest control staff and tenants. Effective pest control requires an appreciation of the problems and a division of responsibility among the Housing Authority, the property managers and tenants.

It is the policy of HAHC to aggressively target the prevention and control of pest infestation, with the goal of minimizing the proliferation of pest infestations within its properties.

All employees and tenants of the Housing Authority are required to support this goal through the administration of this policy, including the on-going education of tenants and staff; and timely pursuit of compliance and lease enforcement actions against tenants who refuse to cooperate. HAHC shall pursue the identification of resources to support tenant compliance, and effective treatment options.

The Housing Authority, at its discretion, may pursue all applicable means to prevent and control pest infestation, including, but not limited to, the removal and disposal of infested personal objects from a tenants unit; prevent the introduction of pest infested objects into HAHC property; quarantine and treat personal objects determined to be at high risk of being infested.

### **IMPLEMENTATION POLICY:**

When a pest infestation is suspected, the property manager shall notify the pest control company and request they thoroughly inspect the entire unit to determine harborages, reservoirs, entry points, and food and water sources. The pest control company shall then use safe and effective treatments to get rid of the infestation, and provide on-going monitoring.

Tenants must maintain housekeeping practices that do not support pest infestation and must cooperate with the Housing Authority's pest control efforts. Non-compliance with the

requirements to maintain the unit in accordance with this policy shall be a violation of the Tenant's dwelling lease and grounds for eviction.

Tenants may use common controls for mice, and fleas when the product and the means of use are within safe limits of their capability. Tenants may use common controls such as glue traps or snap traps for mice. Rodenticide poisons are not to be used by tenants in any circumstances. Flea infestations may be controlled by the tenant using over-the-counter products available at home and hardware stores.

The Housing Authority will use special chemicals, special applications or special equipment to treat pests either by staff labor or by contracting with a specialized pest control company when conditions require.

Tenants who request or require treatment for bedbugs, roaches and other infestations must comply with management instructions prior to the scheduled treatment.

Tenants who fail to prepare his or her unit in accordance with the instructions provided and cause a delay or cancellation of treatment, may be charged a 1st Failure to Prepare fee or 2nd Failure to Prepare fee for the second incident (see Charge Schedule).

If the tenant's unit cannot be treated due to the tenant's refusal to properly prepare his or her unit, HAHC shall initiate lease enforcement actions against the tenant and the tenant shall be held responsible for all costs incurred by the Authority up to the time of treatment or eviction.

### **CHARGE SCHEDULE**

1st Failure to Prepare \$10.00

2nd Failure to Prepare \$15.00