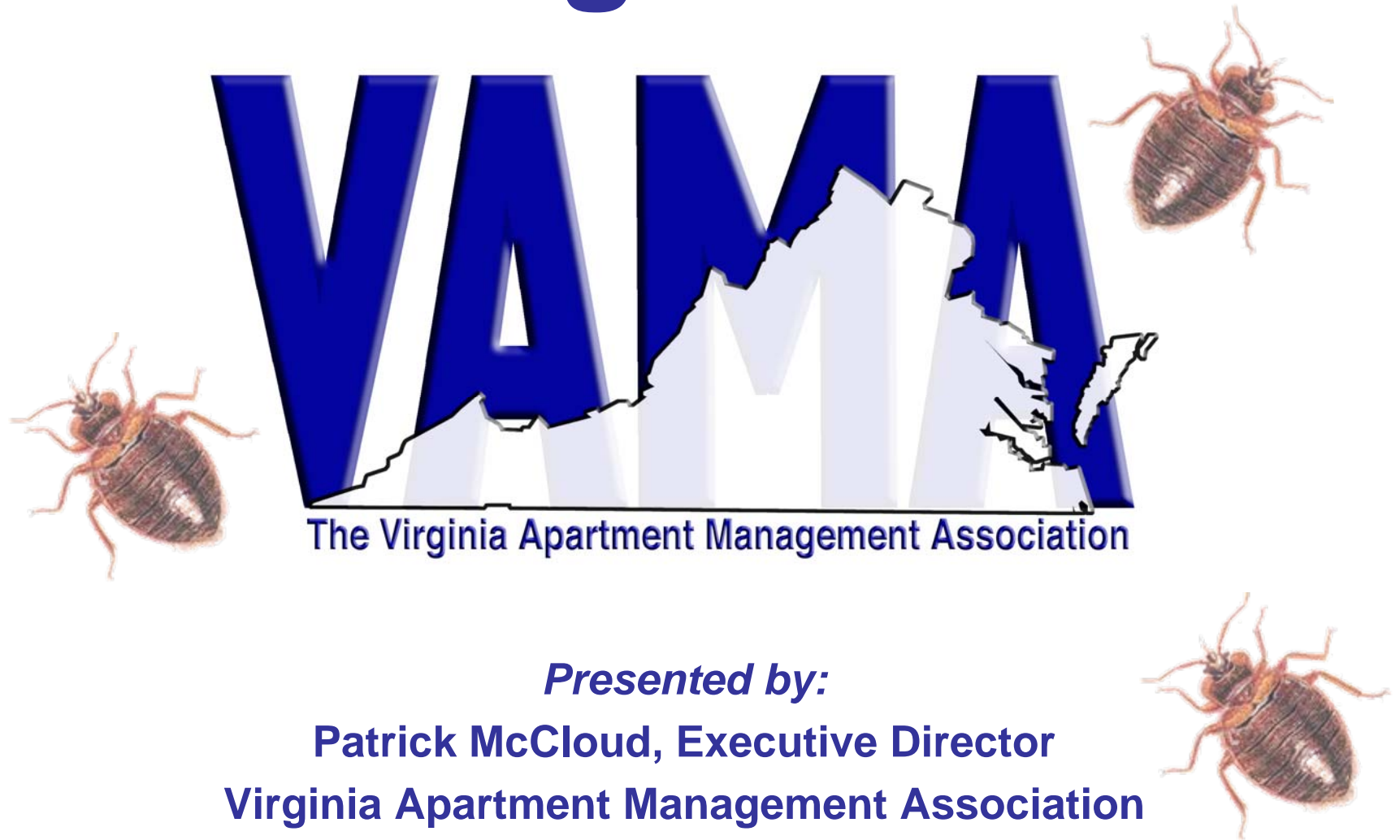


Bed Bug Guidance



The Virginia Apartment Management Association

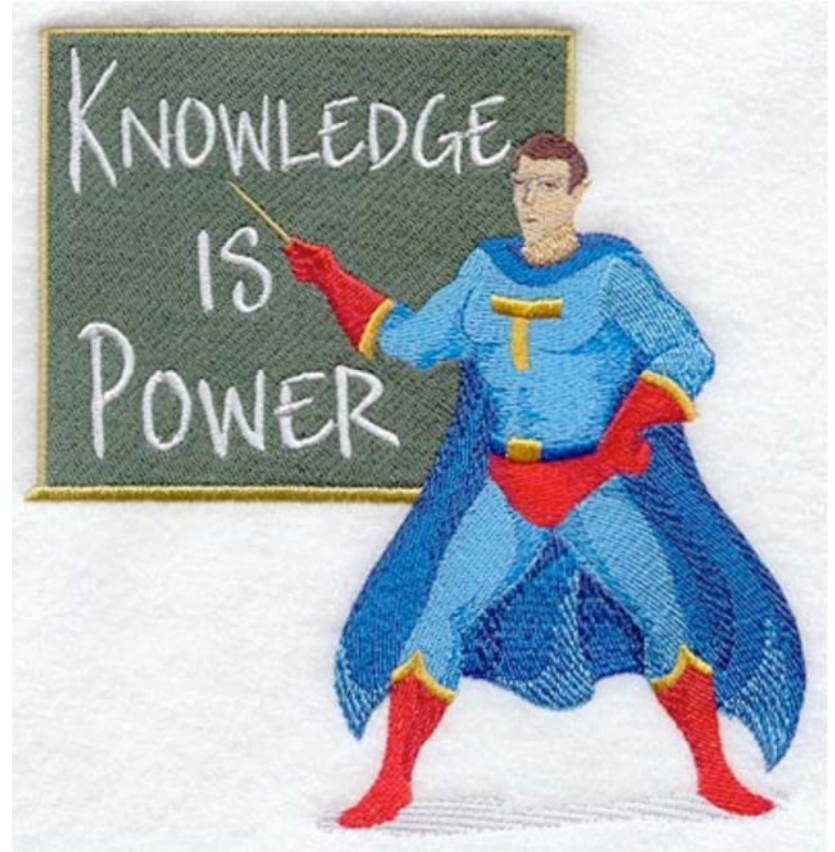
Presented by:

**Patrick McCloud, Executive Director
Virginia Apartment Management Association**

Strategy Assumptions

- **Prevention is the first line of defense.**

Residents must know about bed bugs if they are to prevent their appearance.



Strategy Assumptions

- **Notification, notification, notification! Residents must be ENCOURAGED to notify their landlord of infestations.**



Strategy Assumptions

- **Word travels quickly! If residents know they will be charged they are less likely to notify.**



Strategy Assumptions

A close-up photograph of a person's hands spreading a thick, brown jam onto a slice of bread. The person is wearing a red sweater and a ring. The bread is held in the left hand, and a butter knife is used in the right hand to spread the jam. In the foreground, there is a whole loaf of bread on the left and a small metal bowl containing more jam in the center. The background is a dark, textured surface.

- Without notification the problem will spread.



Strategy Assumption

- **Once the problem spreads your ability to find a source disappears.**

Strategy Assumptions

- **Paying a little now is better than paying a lot later.**



Property Prevention Steps

- **Move out inspection - most important for control.**
- **Move in inspection most important for court.**



Resident Based Prevention

- Information leads to recognition.
- Recognition leads to notification.
- Use the brochure!



Notification Received

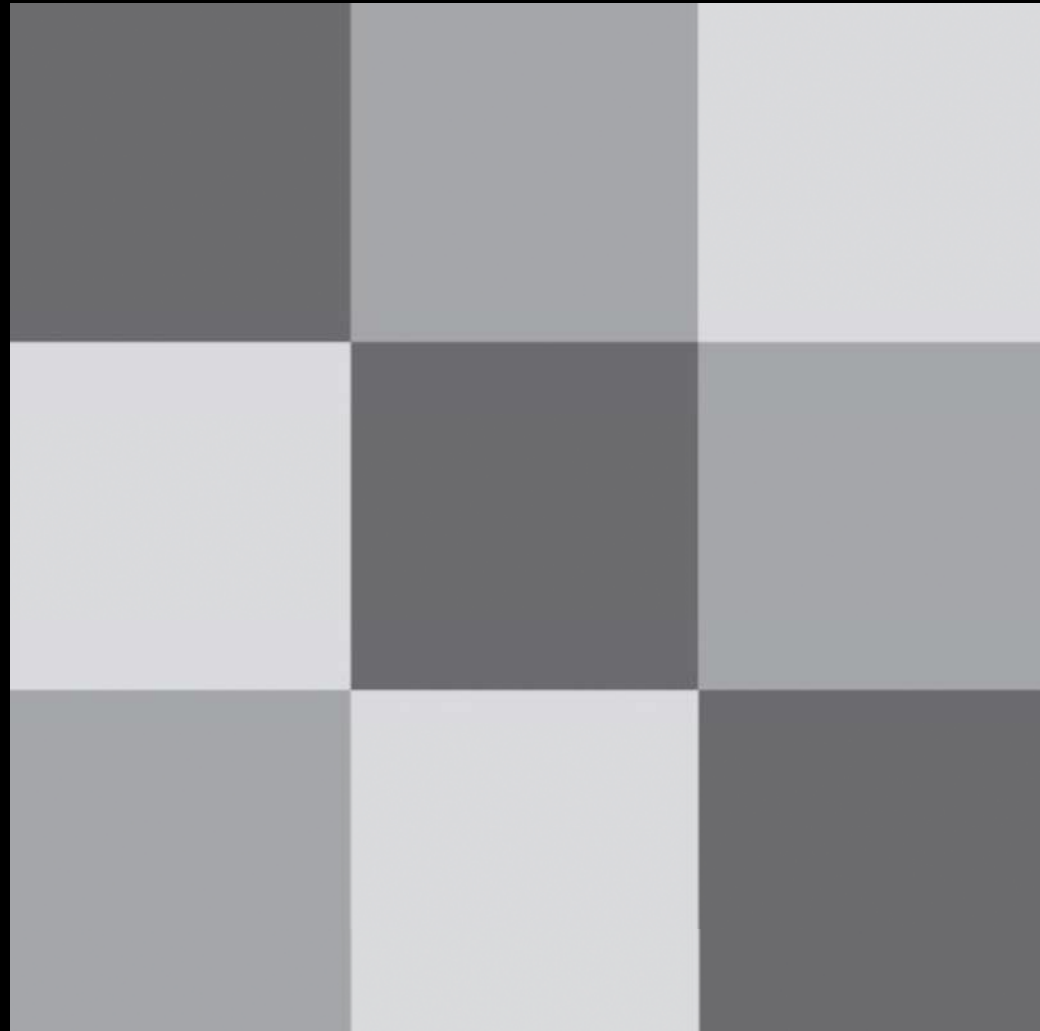
**Use certified pest
control specialist
to inspect.**



**We Have
Been
Notified**

Requesting Treatment

RFP should cover the infested apartment as well as all touching apartments.



Code to Remember

- **Section 55-248.16**

Establishes that a resident's failure to promptly notify the landlord of the existence of any insects or pest in the apartment is in violation of the VRLTA.



When to Assess Damages

VAMA recommends charging residents for pest control cost related to bed bug infestations when the landlord can prove the tenant violated 55-248.13:3 or 55-248.16 of the VRLTA.

QuickTime™ and a
decompressor
are needed to see this picture.

Infestation Scale

Level 1

A small quantity of bedbugs is found but no significant harborage of bedbugs is detectable. The resident shows signs of bites.

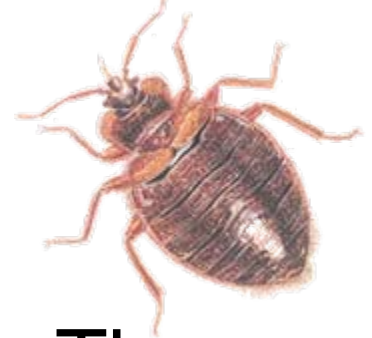


Infestation Scale



Level 2

Any occurrence of bedbugs not readily visible by the untrained eye but detectable by a pest control professional certified through the Virginia Department of Agriculture. The resident shows signs of bites.



Infestation Scale

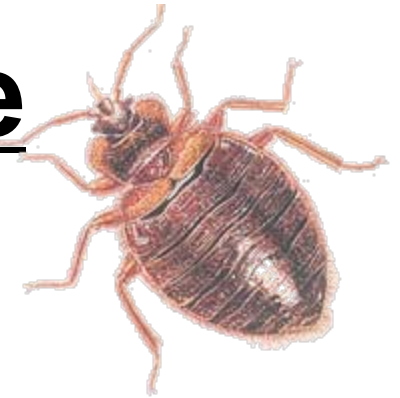


Level 3

Bed bug harborage has moved to visible areas of the bedroom (i.e. along baseboards, wall/ceiling corners and the mattress tuft) and is visible by the untrained eye. The resident shows signs of bites.



Infestation Scale



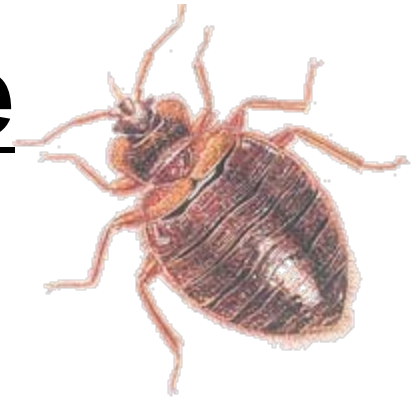
Level 4

Live and dead bedbugs, fecal matter and blood spots around mattress, walls and furniture in bedroom. Residents in multiple rooms show signs of bites.





Infestation Scale



Level 5

Live and dead bedbugs, fecal matter and blood spots around mattress, walls and furniture – bedbugs have moved and are harboring in areas other than primary sleeping quarters. Residents in multiple rooms show signs of bites.



Absent a Violation?

Since Virginia law does not address how to proceed absent the ability to prove a violation of 55-248.13:3 or 55-248.16, VAMA urges caution and recommends landlords carefully consider the "big picture" and possible implications of their decision before deciding to assess charges for bed bug control.



Bed Bug Guidance



Presented by:

Patrick McCloud, Executive Director
Virginia Apartment Management Association
(804) 756-VAMA
patrick@vamaonline.org

