



Who is responsible for pest control in my rented property?

Whether the infestation is from rats, mice, cockroaches, or bed bugs, who is responsible for pest control when renting in the UK can be a bit of a grey area and as such it is often the tenancy agreement that dictates the tenants responsibility. Pests can be brought in as easily as on a person's clothing, from a bag or merely an open window or door.

- 2.32** During the tenancy, to take such reasonable precautions expected of a householder to keep the premises free of infestation by vermin, rodents or animal fleas. Where such infestation occurs as the result of action or inaction on behalf of the tenants, to be responsible for the appropriate costs in fumigating and cleaning any affected parts as appropriate and for rectifying and or removing the causes of such an infestation.

What are the most common pests that infest property?

The **most common pests in the UK** are mice, rats, bed bugs, cockroaches, wasps, ants, etc. That being said, some of the pest infestations are easier to notice than others. In some cases, the time when the vermin first appeared in a rental property is easy to establish than other pests.

What are your options to deal with pest infestations?

Do it yourself pest control

Depending on the pest problem and how severe it is, there's a chance you can handle it yourself. Here are the pros and cons of this method of extermination:

Pros

- Relatively cheap way to manage pests at home.
- You are in control of the substances used around your property.
- Suitable for minor pest problems.
- There are green ways of deterring pests

Cons

- You may not succeed.
- It takes time, effort and extensive research.
- A second treatment might be even more expensive.
- Some pests require professional knowledge.

** Please note that a bed bug infestation isn't a DIY job. A bed bugs problem can be the landlord or the tenant's responsibility, depending on the circumstances. However, it's important to get a **professional bed bug treatment** in order to make the issue disappear.*

What will the landlord do to help?

You must report any signs of infestation immediately to AFFINITY and we can investigate if any maintenance is required at the property to stop the pests from entering.

It is the landlord's responsibility to have any holes/gaps filled and it is important that this is attended to at the earliest time.

Where the pest is vermin in a 'common area' such as a bin store, this is the landlord's responsibility to manage with regular pest control but may be impossible to eradicate altogether. The landlord will ensure a responsible and routine approach is in place and as a tenant we ask you to act responsibility to help alleviate the problem.

