

Bloomington RAD I/II

Policy Treatment for Bed Bugs and Other Infestations

The Bloomington Housing Authority (BHA) is committed to keeping its units decent, safe and sanitary. The BHA is committed to the prevention of infestation; therefore the following guidelines will be used to achieve this commitment.

Infestation prevention and control requires a labor-intensive, aggressive precision targeted strategy and a cooperative effort by the BHA staff, pest control staff and residents. Effective pest control requires an appreciation of the problems and a share of the responsibility among the BHA, the pest control company and the residents.

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

All employees and residents are required to support this goal through the administration of this policy, **including the on-going education of residents and staff, and the timely pursuit of compliance** and lease enforcement actions against residents who refuse to cooperate. BHA shall pursue the identification of resources to support resident compliance and effective treatment options.

The BHA may pursue all applicable means to prevent and control pest infestation, including, but not limited to the removal and disposal of infested personal items from a resident's unit, prevent the introduction of pest infested objects into BHA property, quarantine and treat personal objects determined to be at high risk of being infested.

Implementation of Policy

When a pest infestation is suspected, the pest control company or BHA staff will thoroughly inspect the entire unit to determine what treatment is necessary. **The pest control company will use safe and effective treatments to get rid of the infestation and provide ongoing monitoring.**

Residents must maintain housekeeping practices that do not support pest infestation and must cooperate with the BHA's pest control efforts. Non-compliance with the requirements to maintain the unit in accordance with this policy will be a violation of the resident's dwelling lease and grounds for eviction.

The BHA will use special chemicals, special applications, or special equipment to treat for pests either by the staff or the pest control company when conditions require such treatment.

Residents who request or are required treatment for bedbugs, roaches or other infestations must comply with management's instructions prior to the scheduled treatment.

Residents who fail to prepare their unit in accordance with the instructions provided by the BHA or pest control company and cause a delay or cancellation of the treatment will be charged a first “Failure to Prepare” fee and a second “Failure to Prepare” fee for the second incident.

The BHA will send a letter notifying the resident of the date and time of the pest control treatment; an instruction sheet of how to prepare for the pest control treatment will be included with the letter.

If the resident’s unit cannot be treated due to the resident’s refusal to properly prepare their unit or allow entry to the BHA or the pest control company, it will be cause for the BHA to initiate lease enforcement actions against the resident and the resident will be held responsible for all costs incurred by the BHA up to and including the cost of the treatment and eviction.

Schedule of Charges for “Failure to Prepare”

First Incident - \$30

Second Incident - \$60

Third Incident – Will result in termination proceedings

***It should be noted that failure to allow entry will also be subject to the “Failure to Prepare” charges.**

I have received a copy of the BHA pest policy;

Signature _____ Date _____