

## **Bedbug Q & A:**

### **1. *What types of properties are covered under the amended Chapter 1306.34, Responsibility for Pest Extermination?***

- All occupiable structures including commercial, residential, multi-family and single family homes, condominiums

### **2. *Does amended Chapter 1306.34 only apply to bed bugs?***

- No, it applies insects, vermin, rodents or other pests.
- Exception: 1306.34 (b) is specific to bed bugs. This section requires building owners to notify adjacent units and in cases of infestations where the structure has 4 or more units , requires use of a licensed pesticide applicator or heat treatment.

### **3. *Who is responsible for preventing and controlling pests including bedbugs?***

- Owners of occupiable structures

### **4. *How quickly must an occupant notify their landlord once they know or suspect there is an infestation?***

- Within 72 hours of discovery.

### **5. *How does the ordinance ensure the tenants' responsibility to comply with any and all pretreatment preparation requirements by the licensed pest management professional?***

- "The occupant shall grant the owner and the owner's agents or contractor's access to every portion of the structure reasonably necessary for the inspection and extermination of insects, vermin, rodents or other pests within a structure"

### **6. *My tenant only has one bedbug. Does the code apply to me?***

- Even though you may only see one its likely there are more nearby. Bedbugs reproduce quickly, travel along pipes and wires and their eggs and offspring can be difficult to see with the naked eye. Most importantly, proactive treatment helps prevent larger infestations. The City will cite and prosecute unresolved bedbug cases whether it's an infestation of 1 or several thousand.

### **7. *Will the owner have to hire a licensed commercial professional to address the bed bug issue?***

- Owners of buildings with 4 or more units are required to use a state licensed pesticide applicator as stated in Section 921.06 of the Ohio Revised Code. Affected units may also to be heat-treated, a safe and acceptable method not regulated by the Ohio Revised Code

### **8. *Once a landlord has been notified of the presence of a bed bug infestation, how long does he have to notify the adjacent units?***

- The building owner must notify tenants in adjacent units in writing within 72 hours

**9. How will we ensure the same protocols are followed by duplexes, single family rentals and 3 or 4 unit buildings?**

- Education and best practices

**10. Are landlords required to notify all tenants in the building?**

- Landlords are required to notify all contiguous units of an infested unit and continue to inspect until no infested units are found.

**11. If I live in a condominium, who is responsible for eliminating bed bug infestations?**

- Chapter 1306.34 applies to all occupiable structures including condominiums
- Both individual unit owners (for their units) and condo associations (for common areas and elements) are responsible for eliminating bed bug infestations. Both can be cited for failure to do so.
- Unit owners are required to notify adjacent units and inspect them if held under their ownership. They must also notify the Condominium Owners Association as infestations may affect common areas and elements of the structure.
- Tenants must notify their landlords within 72 hours if they suspect an infestation and allow their landlord reasonable access to their unit.