

## POTENTIAL BED BUG INFESTATION

### **Proof is required that the rental unit is bed bug free before an inspection can be conducted.**

The San Diego Housing Commission Inspectors have been instructed not to enter rental units that are suspected to be infested with bed bugs. If it is reported a rental unit has a suspected bed bug infestation, the unit will be considered to have failed Housing Quality Standards and is unable to be inspected. The owner will be notified by mail of the requirement to provide documentation from a licensed pest control operator confirming that the unit is bed bug free.

If the infestation is discovered while conducting the inspection, the inspector will not complete the inspection and the owner will be notified by mail of the failed inspection and the requirement to provide proof that the unit has been treated and declared bed bug free by a licensed pest control operator.

If the licensed pest control operator determines the unit to be infested with bed bugs, the responsibility for correction of the infestation will be the owner's. Per industry standards and in accordance with the California Department of Consumer Affairs, the California Tenant's book states "while the unit is being rented, the landlord must repair problems that make the rental unit unfit to live in or uninhabitable". It further states that vermin infestations, such as bed bugs, violate the habitability of a rental unit.

The California Department of Public Health recommends that treatment be performed by a licensed pest control professional. They further recommend that the treatment be at least one chemical or non-chemical treatment to the infested rooms every two weeks for three consecutive intervals. Verification from a licensed pest control operator confirming that treatment has been completed and the rental unit has been deemed bed bug free will need to be provided to the Housing Commission before any staff member will be allowed to enter the rental unit.

Clients are expected to cooperate with the treatment of the infestation. Failure to cooperate will be considered a violation of the Family Obligations. Failure to correct the issue within the given time frame may result in the abatement of the owner's housing assistance payment and termination of the Housing Assistance Payments Contract.

Link to California Department of Consumer Affairs:

<http://www.dca.ca.gov/publications/landlordbook/problems.shtml>

Contact information for Inspections Department:

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