

Pest Control

1. Purpose

The purpose of this policy is to establish the responsibilities of the Housing Trust and tenants' in relation to the management and eradication of pests. Pests are listed below:

- Ants
- White ants
- Bees/wasps
- European wasps
- Birds
- Cockroaches
- Spiders
- Fleas
- Mice and rats
- Possums
- Snakes

2. Policy

It is important to the Housing Trust that commencement of tenancies is pest and vermin free. It is also important tenancies remain pest and vermin free. Inspections prior to commencement of tenancies will be undertaken and if required specific and targeted pest management may be undertaken.

3. Tenancy

During the term of the tenancy the tenant is responsible for maintaining a pest free property. An exception to this is for fleas if they are reported within 30 days of a tenancy commencement, the Housing Trust will eradicate these. If a pest or vermin is discovered during any maintenance event or inspection the Housing Trust will use the table below to determine who is responsible for eradication of the pest.

Pests	Tenant responsibility	Landlord responsibility
Ants	During tenancy	
Bees/wasps		Will remove if in common areas, tenant allergy or condition, aged tenant, tenant with a disability, if in wall cavity or similar
European wasps	During tenancy	
Birds		Will remove and seal off entry points
Cockroaches and spiders	During tenancy	
Fleas	During tenancy	Prior to tenancy or within 30 days of tenancy commencement
Mice and rats	During tenancy	Will manage long term prevention including sealing off entry points
Possums		Remove and seal off entry points



Snakes	During tenancy	If it is due to breach where landlord is responsible for example piles of rubbish left by landlord
White ants		Will remove