

Tenant Guide to IPM

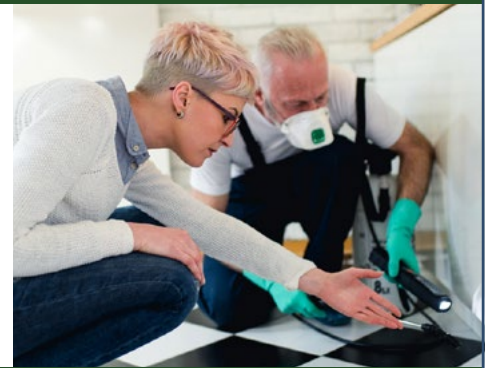


FOR RENT
1. BEDROOM SUITE

Photo: Kurt Bauschardt

5 Steps to Safer Pest Management in Rental Homes

This guide was created to support renters who want healthy pest control options for their home. It serves as a resource to help landlords and property managers understand that pesticides have risks and alternative pest control methods exist. Tenants in rental housing have the potential to be exposed to pesticides and often are not consulted in pest control decisions. It is important to understand how pest control will be handled in and around their home and to have the opportunity to participate in future pest management decisions that help safeguard their health and the environment.



Step I: Gather Information

Check your lease, talk to neighbors and ask your property manager about the pest control practices.

What pest management and pesticide practices already exist?

- Is there a dedicated pest control company administering calendar-based treatments or will the property manager be the applicator?
- Are pesticides applied in individual rental units?

Is the pest control process clearly outlined?

- Is there a pest control plan in place? Are pest control issues dealt with as they arise or are preventive measures employed?

What pests or weeds are currently being treated with pesticides?

- Use this information to help suggest alternatives.

Is the tenant notification process clearly outlined?

- A 24-hour advance notice is required before entering a rental unit, but outdoor pesticides can be applied without notice. If no language is included in your lease, let your landlord know you want advanced notice before landscaping pesticides are used.

For reference, outdoor pesticide application notices should be in non-technical language and include:

- Pesticide name and brand to be used.
- Identification of pest needing control.

Pesticide application in individual units requires a disclosure added to the written notice:

- Approximate date, time and frequency of application.

Is changing pest management practices to reduce pesticide dependence and exposure of interest?

Step 2: Understand IPM & How it is Beneficial

Safe alternatives exist that allow tenants and property managers to work together to ensure successful, long-term pest control. IPM is an ecosystem-based strategy that focuses on long-term prevention of pests and their damage through a combination of cultural, biological, and chemical methods.² There are five strategic steps involved in an Integrated Pest Management (IPM) program. Each step below provides an opportunity to thoroughly think through the pest control process and to reduce pesticide use. Unnecessary pest treatments can be avoided if suspected pests are identified as actual pests. A tenant is likely the first person to see pest activity. Encourage residents to report pests immediately to prevent an outbreak.

1. Inspection & Pest Identification

The first step of IPM is the inspection and pest identification process. Thorough inspection of the premises indoors and outdoors is conducted and notes of areas that may be attractive to pests are archived in the IPM inspection log.

2. Monitoring

Long term monitoring of pest populations helps determine pest numbers and potential damage. Keep a record of pest types and numbers observed while performing routine inspections or scouting. Pest control monitoring logs provide an evaluative review of the success of specific pest control methods used and of the IPM program as a whole.

3. Determine Thresholds for Taking Action

At what point does the number of pests warrant action? If you see one ant, you can continue to monitor. If you see one rat, action is immediately needed.

4. Take Control

Implement cultural, physical and biological control options before resorting to pesticides. Utilize a pest control company that offers these treatment options. If controlling pests without the assistance of a company, pest management resources can be found at www.pesticide.org. See sample treatment options in the attached document, *Top 11 Home Pests and Weeds, Pesticide-Free Management*.

5. Evaluate Effectiveness of Results

Pest management is a long-term process. Having thorough documentation, monitoring, inspection, and involvement can increase the success of the IPM program overall. A commitment to evaluating results loops the process back to the beginning.

Examples of IPM Steps

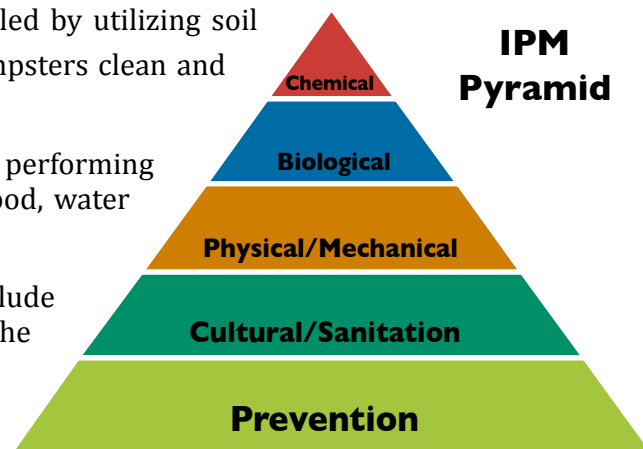
Prevention: Unwanted weeds can be prevented and controlled by utilizing soil building strategies like mulching. Keeping areas around dumpsters clean and trash cans sealed will help prevent pests from being attracted.

Cultural/Sanitation: Keeping your living space clean by performing regular trash removals will help deter pests by removing food, water and hiding areas.

Physical/Mechanical: Physical methods of pest control include hand pulling weeds, trimming tree branches that touch the ground or your home, and using traps to eliminate pests.

Biological: Predatory insects can be introduced or attracted to consume unwanted pests.

Chemical: Using a chemical product is the last resort after all other methods have been exhausted.



References:

1. Thomas A. Landlords need to give tenants notice of pesticide application in individual units and common areas [Internet]. The firsttuesday Journal; 2015 Oct 28 [cited 2020 Nov 13]. Available from: <https://journal.firsttuesday.us/landlords-need-to-give-tenants-notice-of-pesticide-application-in-individual-units-and-common-areas/47963/>
2. UC Agriculture & Natural Resources. UC IPM Online [Internet]. 2006. UC Statewide IPM Program; 2006 [cited 2020 Nov 13]. Available from: <http://ipm.ucanr.edu/IPMPROJECT/about.html>
3. Maley M, Taisey A, Koplinka-Loehr C. Integrated Pest Management: a guide for affordable housing [Internet]. Northeastern IPM Center and Stop Pests in Housing; 2014 Feb [cited 2020 Nov 11]. Available from: <https://www.stoppests.org/stoppests/assets/File/IPM-Guide-for-Affordable-Housing.pdf>

IPM Chart adapted from Maley et al. 2014³	Calendar-Based Treatments
Sensitive individuals are protected from long-term chemical exposure as pesticides are only used if monitoring deems appropriate	Notifications and postings are limited; sensitive individuals are rarely offered alternative pest control methods
Pest behavior and life cycles are taken into account and solutions are used that incorporate them	Success of treatment is based on independent pest pesticide exposure
Programs focus on preventive measures and remedying a pest problem before infestation occurs	Address pest control issues as they arise and results only last as long as pesticide remains active
Priority areas are identified through thorough inspection, often with flashlights, and repeated monitoring	Process does not include thorough inspection when calendar-based pesticide treatments are applied

Step 3: Gather Support



If you live in a building with multiple units, talk to your neighbors and recruit others who can join you in presenting information to your property manager. The more tenants you can get involved, the greater power you will have to push for change. **Use the fillable form letter on page 6 to help in making your request, and then print page 7 and have as many people as possible sign asking to implement an IPM plan.**

Step 4: Ask Your Property Manager to Transition to IPM

Hold a meeting with your property manager and include community members to determine the level of support for transitioning to IPM. Provide the IPM Pest Management Log as a free resource for your property manager. This will show the property manager that the transition has community support and isn't a solo effort. Keep the meeting small to not overwhelm the property manager, as they may become defensive if they are not fully supportive of the change.

What to cover during the meeting:

- Provide information and examples of why IPM is a safer, more effective method of pest control to help convince the property manager if they are unsupportive (see steps of IPM triangle and resources on NCAP's website).
- Determine what is needed to establish the IPM program and maintain it.
- Ask the property manager to designate an IPM coordinator to supervise all pest control activity. This can be the owner, property manager or maintenance department lead. Even if all pest management activities are outsourced to a pest management company, it's still important to know and

monitor the needs of the property. This person is responsible for:

- Serving as a point of contact for communicating all pest problem, maintenance, housekeeping and sanitation recommendations.
- Writing and updating IPM plans.
- Ask the property manager to adopt an indoor and outdoor IPM pest management log for the property (see attachment).
 - It is important to report, log and address all pest signs and to include notes on tenant communication with management as well as service histories to keep everyone on track for the success of the IPM program.

Step 5: Support IPM & Alternative Pest Solutions

As a tenant, you have the opportunity to help control the pest situation and become an important part of managing the process. Once an IPM plan is implemented, you can help by monitoring traps, sanitizing your space and volunteering to pull weeds.

IPM Pest Management Log

Name of Property: _____

Property Address: _____

IPM Inspection Log: Indoor & Outdoor

Location:

Date & Time:

Area Inspected:

Inspected By:

Previous Problems:

Action Taken:

Pests Observed & Infestation (estimated number):

Recommended Actions:

Pest Management Log

Name of Property: _____

Property Address: _____

Pest Control Monitoring Log

Date	Unit/ Location Checked	Evidence of Infestation?	Pest Type & Level Make note of pests and in- festation level (low, med, hi).	Repairs Needed? Include problem description and check box when repairs are completed.	Name
			Pest type: Infestation Level:	Problem:	
			Pest type: Infestation Level:	Problem:	
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			Pest type: Infestation Level:	Problem:	

Dear

I am a resident of the property at _____ . I am reaching out to express my concerns about the potential use of synthetic chemical pesticides and herbicides to manage the property where I live.

The U.S. Environmental Protection Agency calculates that national pesticide use amounts to over one billion pounds per year. That's roughly 3 pounds for every American! This is concerning because pesticides can have negative impacts on other organisms aside from the intended pest, and this causes problems in the broader environment. Pesticide exposure has also been linked to serious human health concerns, including cancer.

According to the Northwest Center for Alternatives to Pesticides, many ecologically sound alternatives to pesticides are readily available that do not pose health effects to people, pets and environmental health. NCAP has many resources available at www.pesticide.org/resources and offers free and paid consulting options for rental property owners and managers interested in reducing or eliminating the use of chemical pesticides. Some samples are the use of vinegar-based products instead of Roundup to manage weeds, and using ant traps with boric acid and sugar instead of spraying.

Additionally, I hope you will adopt the principles of Integrated Pest Management (IPM), which is an ecosystem-based strategy that focuses on long-term prevention of pests instead of just relying on treatment of pest outbreaks with chemicals.

The five steps of IPM are seen in the below illustration, and descriptions are provided here:

Prevention: Unwanted weeds can be prevented and controlled by utilizing soil building strategies like mulching and soil turning. Keeping areas around dumpsters clean and trash cans sealed will help prevent pests from being attracted.

Cultural/Sanitation: Keeping your living area clean by performing regular trash removals will help deter pests by removing food, water and hiding areas.

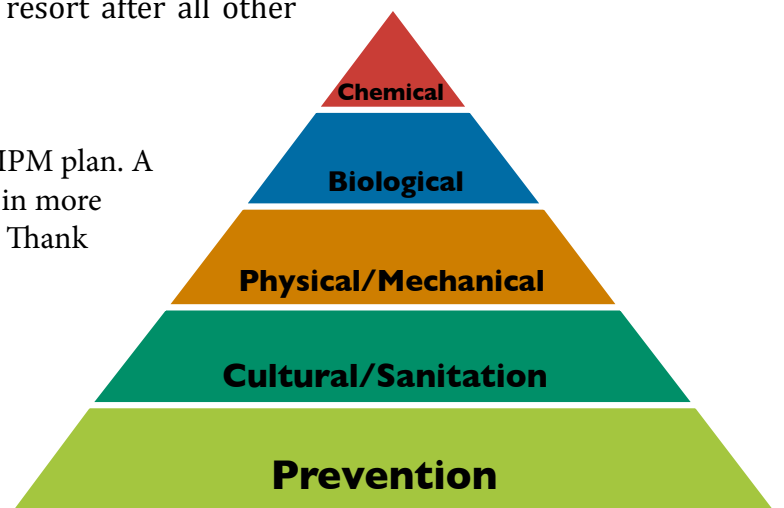
Physical/Mechanical: Physical methods of pest control include hand pulling weeds and trimming tree branches that touch the ground or the home.

Biological: By avoiding pesticide use outdoors, predatory insects can be encouraged to establish and maintain other unwanted insects by consuming them.

Chemical: Using a chemical product is the last resort after all other methods have been exhausted.

I have included the signatures of the _____ who are requesting that this property implement an IPM plan. A few of us would like to meet with you to discuss this in more detail. I will contact you soon to schedule a meeting. Thank you for your consideration.

Sincerely,



“We the signed
(IPM) at
term prevention of pests and weeds instead of relying on chemicals to treat outbreaks.”

ask that you adopt the principles of Integrated Pest Management
. IPM is an ecosystem-based strategy focused on long-

First & Last Name	Signature	Date
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20.		



TOP 11 | Home Pests & Weeds Pesticide-Free Management

Follow the links below for more information. Have a pest that's not on this list?
See more at pesticide.org/pests_and_alternatives



Ants play a beneficial role outdoors, but become pests when they enter homes in search of food, water and shelter. First, identify the type of ant. Then employ sanitation, exclusion and natural bait methods to eliminate them from your home. pesticide.org/ants



Aphids are tiny insects you might see en masse on kale and broccoli. Prevent them by making sure your plants have enough water, space and fertile soil. Try planting beneficial-attracting plants near your veggies. Ladybug larvae love aphids! As a last resort, try insecticidal soap. pesticide.org/aphids



Bed bugs spread easily in apartments and can be difficult to treat. Learn how to identify, prevent and manage bed bugs without pesticides in our bed bugs video. It includes information about potential health risks of chemicals commonly used for bed bug treatment. pesticide.org/bedbugs



Blackberries (Himalayan) are invasive to the Northwest and difficult to eradicate. Cutting, digging, solarization, and introducing goats are all effective methods to control the thorny bushes. Plant fast-growing shrubs and trees after removal to outcompete blackberries. pesticide.org/blackberries



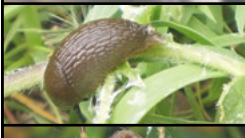
Moss is an important part of our Northwest ecosystem, but on a roof, moss is destructive. Moss in your lawn may indicate compacted or acidic soils. Learn how to prevent and treat moss on your roof and in your lawn. pesticide.org/mossroof AND pesticide.org/mosslawn



Moths can be trapped or treated depending on the type. A worm in homegrown fruit is most likely a codling moth caterpillar. If you're got holes in your wool clothes, it's probably a clothes moth. Learn how to manage both: pesticide.org/moths_clothes AND pesticide.org/moths_codling



Rodents may top the list for an indoor pest nuisance. Make sure you are scrupulous about sanitation, and check your home for any holes that could allow entry. If rodents have gotten inside, use traps instead of rodenticides. pesticide.org/rats AND pesticide.org/rodent_stirring



Slugs and snails cause havoc for the home gardener, but can be managed with consistent attention. Clear away shelter, handpick and use barriers and traps. pesticide.org/slugs



Spiders play an important role in controlling insect populations, but nobody wants them inside of the home. Prevention methods are the best way to manage spiders. pesticide.org/spiders



Wasps, including yellowjackets and hornets, play a role in the ecosystem. But they can also disrupt summer activities. Restrict the food supply, seal building entry points and fill holes to prevent nests being built. Lure scavengers into traps. In extreme cases, consider nest removal. pesticide.org/bees_wasps



Weeds are simply unwanted plants that outcompete your preferred species. Improve soil health and treat the weeds you can't prevent. pesticide.org/noxiousweeds AND pesticide.org/heatweeds AND pesticide.org/lasagna_mulching AND pesticide.org/vinegar_herbicides