

Ants

As with most insects, ants are attracted to food, both out in the open and food that is poorly stored, where the container needs to be better closed and sealed. Ants are best dealt with by employing the use of Terro Ant Killer liquid. The worker and in some cases scout ants, will consume the liquid and then return to the mansion (colony) and feed it to the other members of the colony. Since the ant mansion has several layers of protective members, it may take some time, 1-3 weeks, before the inner circle of the mansion is reached by the re-feeding. Therefore, the diligent replenishment of the Terro Ant Killer liquid will be required.

Bed Bugs

These insects can be one of the more problematic in a living space, and exist in close proximity to where people or pets sleep and/or rest. They are drawn to the carbon dioxide exhaled from them, usually when sleeping. Diatomaceous Earth compound, effectively employed and applied as a remedy, has historically yielded excellent results. Some things that individuals should be aware of is that buying used furniture can be a problem, since used furniture has been found to carry bed bugs. The same goes for used mattresses, where bed bugs are especially prone to find safe harbor in the box spring, or the actual mattress in any opening, hole or even folded seams. Should Day Company undertake treatment for this type of bug, the tenant will need to provide a block of time when no one will be present in the apartment, either in the morning, usually from 9:00 a.m. to 12:00 Noon or in the afternoon, from 1:00 p.m. to 4:00 p.m. Also, the tenant must make sure that all items are moved away from the walls, since treatment involves application of the compound along all baseboards and the perimeter of the apartment. Individuals should also be aware and cautious of being possible transporters of the bug if they should visit another person's home, since bed bugs are capable of crawling into, for example, a child's backpack laid down in a friend's home, and then brought back to the parent's home where the bug crawls out and infests a new found home.

Bees

If honey bees are the source of the problem, then the best way to deal with them is for an apiarist (a person who specializes in handling/dealing with bees) to be employed for the hive to be safely and properly relocated. Due to dwindling bee populations, especially honey bees, Day Company prefers this method first, even for some other types of bees, which may be beneficial for the environment. Day Company's measure of last resort is extermination.

Cockroaches

A historically effective and simple way to control and eventually eradicate a roach problem is through careful and strategic placement of Black Flag Roach Motel boxes containing a sweet smell and sticky coating inside the box, which both attracts, traps and kills the roach. For additional eradication, the application of Diatomaceous Earth compound may be employed. Keep in mind that all these treatments may mean very little unless the living, bathing and sleeping spaces are kept clean and sanitary, free from food, food crumbs, liquids, dried liquid, etc, and that is the person living in the subject spaces responsibility to implement a consistent and frequent habit of cleanliness and good sanitation. It is very important that the living spaces be kept completely free of food, including even small crumbs.

Millipedes/Centipedes/Spiders

Millipedes and Centipedes are more active in the Fall of each year, when there is more moisture and humidity, which is an environment in which these insects thrive. Spiders are active year round. Day Company recommends using Viktor Poison Free Insect Magnet traps as a continuing measure to deal with these types of insects.

Rodents

Viktor mouse traps have been around a long time and have a high catch rate. And the Kness Snap-e Mouse trap has a high catch rate too.

**Q: Is the tenant or landlord responsible for insects and pests?**

A: The principal responsibility for the actual apartment living spaces lies with the tenant. However, the landlord is responsible for common areas, i.e. lobby, grounds and the areas outside of the apartment living spaces, unless the tenant maintains living conditions that would be the cause or the source of the problem, then the tenant is responsible. Given the above, the landlord, as a measure of practicing good management and maintenance, does provide assistance, at landlord's own discretion, in helping to alleviate any problem and works towards finding a solution, both short and long term.

**Q: The information provided to me in this pamphlet and what I find on the internet states that keeping things clean will be important in helping to make sure insects and pests are absent, but why doesn't the landlord just treat the apartment with insect or pest control solutions or compounds?**

A: Since the tenant maintains control over the living conditions and situation within their own apartment, and especially since food can be an important source of the problem, the tenant is responsible for pest and insect control and elimination. Some situations do require the application of solutions or compounds, and the landlord does focus on living conditions, because regardless of how much the apartment may be treated with insect control compounds or solutions, if the living conditions are a problem, i.e. lack of cleanliness, orderliness or sanitary conditions, then treating with compounds or solutions may have very little to no effect and may be detrimental to the house and/or environment.

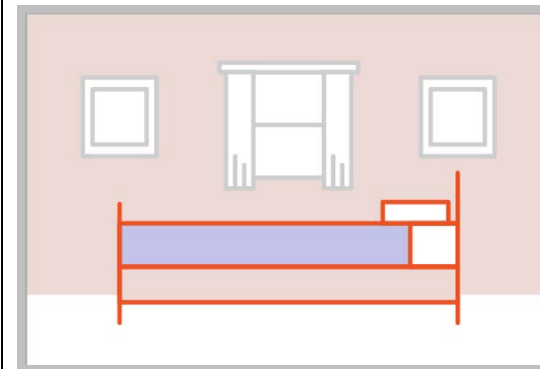
**Q: Which products does Day Company recommend for latent or preventive treatment?**

A: Day Company recommends the Safer Brand of products for use in your own home, including Viktor Brand insect and rodent traps, including the famous Viktor mouse traps which have been utilized for many years.

# Insects and Pests

*Living Free From Them*

*Keeping It Clean*



## Educational and Guidance Pamphlet

*Tenant's Responsibilities*

*Landlord's Involvement*

*Conditions Affecting Presence*

*Remedies & Resources*

*Frequently Asked Questions*



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# Living Free

*Your house is your home...*

And that is the way it should stay, not the place for insects or anything else that is a pest or a problem.

At Day Company properties, the management strives to provide quality living spaces and makes it a prime goal to make sure you live in a clean and healthy place that you call home.

However, insects and other pests are a fact of life, so it is important to understand that it is our goal to best help the tenant realize the most beneficial way to undertake good housekeeping practices and maintain a clean and tidy home, which will go a long way towards helping to keep your home free from insects and pests. After all, most studies show that a clean, orderly and well-kept home, and we emphasize the aspect of keeping the house clean, are less likely to have a problem with insects and pests.

## *Tenant's Responsibilities*

Each tenant has an obligation to maintain their apartment in a clean and sanitary manner.

Since the tenant is living in the apartment home, they have the most control over the conditions that exist within that living space.

Accordingly, upon a tenant making a report to the landlord about a problem with insects or pests, and we do encourage every tenant to report any problem, even the slightest one, the first order for the landlord will be to assess the situation, which requires the landlord entering into the apartment in order to observe and inspect the problem condition. Therefore, it is important for the tenant to cooperate with the landlord in this initial phase of trying to address the problem, including gaining access to any and all living/bathing/sleeping areas.

The landlord may determine that the tenant needs to either begin or improve basic house cleaning and sanitation methods and procedures.

Especially for insects, it is very important that the living areas, particularly those that are the center or close to sources of food, i.e. the kitchen, are specifically well cleaned and sanitized. The tenant should concentrate on keeping the stove particularly clean, being sure to thoroughly clean it after every use, especially being aware of wiping up small crumbs of food and even small spills or splatters of liquid, doing so before they are allowed to sit for any extended period of time, since it makes it more difficult to clean later, and obviously is an attractant for pests. Even one small grain of rice can be a meal "fit for a king" for any insect, so it is important to make sure all areas of the home are food free, making sure to do this by vacuuming often, vacuuming crumbs, wiping up any crumbs, any spills of food or liquid and making sure all food is kept securely wrapped and stored.

## *Landlord's Involvement*

After the observation, investigation and assessment of the situation, the landlord will determine the next steps in terms of either the tenant needing to adjust their living habits in being more cleanly and sanitary, the placing of sticky traps and/or mechanical "catching" traps or the application of natural, mostly organic, substances that should address the situation over a protracted period of time.

Please keep in mind that simply spraying a number of complex, highly synthesized chemicals which many pest exterminators employ (where Day Company has a policy of using natural, organic and/or latent remedies, i.e. Black Flag Roach Motels, sticky traps designed to catch the insects) may not result in a successful resolution, since eliminating the attractant, i.e. usually food, is the main focus of any insect pest resolution.

Also, please remember that Day Company is not specifically responsible for any insect and/or pest problem in an individual apartment, though management may elect, and usually does, to address the situation. However, the landlord and/or management may choose to advise the tenant to call in a pest management control company at their own expense, depending on the situation and conditions present. Per Wisconsin statutory and administrative law, the landlord has a right to exercise this option at any time, including if the landlord has already undertaken any remedy at any time during the process. Since the tenant is in control of the premises for which they are renting, they have the best ability to determine the probable source and/or remedy. However, the landlord may choose to either provide support in terms of advice and/or actual action or remedy in any particular scenario.

## *Goal*

Given the above described details, the overall goal of Day Company's management is to assist as much as is possible in making sure that you live and occupy your home in the best way and manner possible, so keep in mind that we are here to help in trying to solve any potential insect or pest problem.

And the tenant needs to be actively involved in the process by reporting any problems promptly and timely, keeping their living spaces clean and free from clutter and accumulated personal belongings, etc. The byword here is cleanliness, as the old saying goes that cleanliness is next to Godliness.

Please feel free to let us know what your experience has been with any such problems, how you feel the management has addressed your concerns, and if there is any area in which you believe the process or approach needs improving.

Thank you for your attention.