

Preventing problems with pests & vermin

At a glance

If your tenancy agreement does not specifically state that the landlord is responsible, you are responsible for managing pests & vermin on your property.

Notes/Tips

Should you wish to get the property fumigated, you can get in touch with a Pest Control Service Provider and arrange for them to come out and fumigate as required. This will be for your own account. A couple of choices for pest control services are listed below:



www.rentokill.com/nz

Local supermarkets have different styles and makes of pest traps.

If neither of the above options are appropriate, or, for some reason, are unavailable to you, please contact your Property Manager, who will be able to talk through some possible solutions with you.

TENANCY AGREEMENT CLAUSE

The Landlord will ensure the Property remains free from the presence of fleas, rats, mice, cockroaches, ants, and flies ("vermin") for a period of one month after the Tenant takes possession. The Tenant agrees to contact the Landlord in writing to advise the presence of vermin within the first 30 days of occupation. At the expiry of the 30 days, the tenant accepts liability for the presence of vermin and agrees to take steps to remove the vermin from the Property. Where the Tenant can show that they have taken all reasonable steps to maintain cleanliness and the presence of vermin was beyond their control, then the Landlord and Tenant may share the liability of eradication.

PREVENTION OF VERMIN

You can prevent pest infestations from happening in the first place by:



Check



Repair



Clean

1

Check for signs of pests before moving in

If you're a tenant, you and the landlord should inspect the property together. Use this inspection to look for any signs of pests and talk to your landlord about any concerns.

2

Ask the landlord to repair damage

Specifically, any damage that might let pests get into the house (e.g. holes in external walls or flooring). As part of the Healthy Homes standards, landlords have to fix any unreasonable gaps or holes in walls, ceilings, windows, floors and doors that cause draughts. Landlords also have to block open fireplaces and chimneys unless the tenants request otherwise and the landlord agrees

3

Keep your house clean

Once you move in, keep your home clean and tidy. This will help keep pests like rats and mice away as they'll have no food source and nowhere to nest.