



# The Ultimate Pest Elimination GUIDE

for Property Managers and  
Managing Agents in NYC





# INTRODUCTION

As a property manager or managing agent in New York City, dealing with pest infestations can be one of your most challenging tasks. NYC's dense population, historic buildings, and varied climate conditions create an environment where pests like rodents, cockroaches, bed bugs, and more can thrive. This guide aims to provide comprehensive and practical strategies for effectively managing and eliminating pests in your properties.



# UNDERSTANDING PESTS IN NYC

## COMMON PESTS



### RODENTS

Rats and mice are prevalent in NYC, thriving in basements, walls, garbage areas and exterior burrows.



### COCKROACHES

These pests are common in multifamily buildings and breed in humid, warm environments like kitchens and bathrooms.



### BED BUGS

A significant concern in residential properties, these pests often hitchhike on luggage, furniture, or clothing.



### OCCASIONAL INVADERS

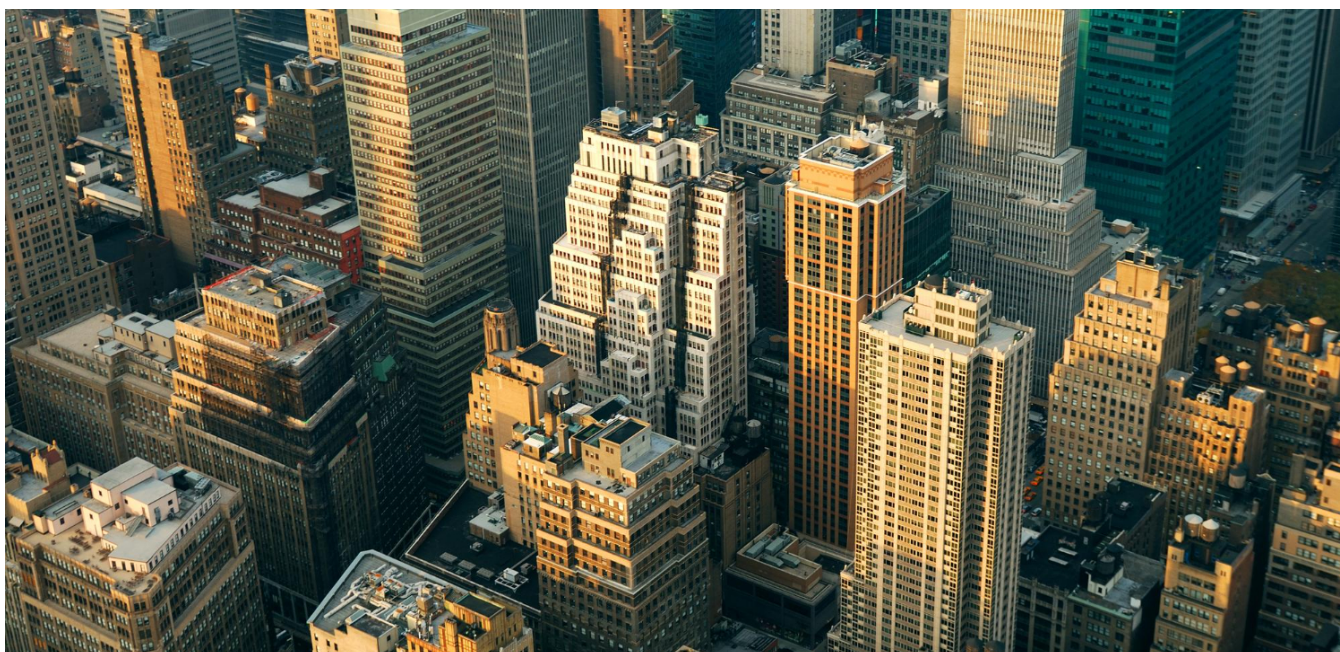
Ants, flies, fruit flies, termites, and mosquitoes also pose problems in different seasons.

## WHY PESTS ARE A PROBLEM

- **Health Risks:** Pests can spread a variety of diseases, from Lyme disease and West Nile virus, to Cholera, Salmonella, and Hantavirus.
- **Damage:** Pests destroy property and contaminate foodstuffs.
- **Resident Retention:** Pests create an uncomfortable environment resulting in tenant dissatisfaction and turnover.

## LEGAL RESPONSIBILITIES

As a property manager in NYC, you must adhere to the New York City Health Code and the Housing Maintenance Code regarding pest control. This includes regular inspections and prompt action to eliminate pests.



# PREVENTION STRATEGIES

## REGULAR INSPECTIONS

Regularly inspect properties for signs of infestation evidence such as pests, including droppings, nests, and damage. Pay special attention to kitchens, basements, and garbage disposal areas.

## GOOD SANITATION PRACTICES

Maintain cleanliness to discourage pests:

- Ensure regular garbage disposal.   ■ Seal food in containers.
- Clean spills and crumbs immediately.

## STRUCTURAL MAINTENANCE

Seal cracks and holes in walls, foundations, and around pipes to prevent pest entry. Ensure windows and doors have tight-fitting screens.

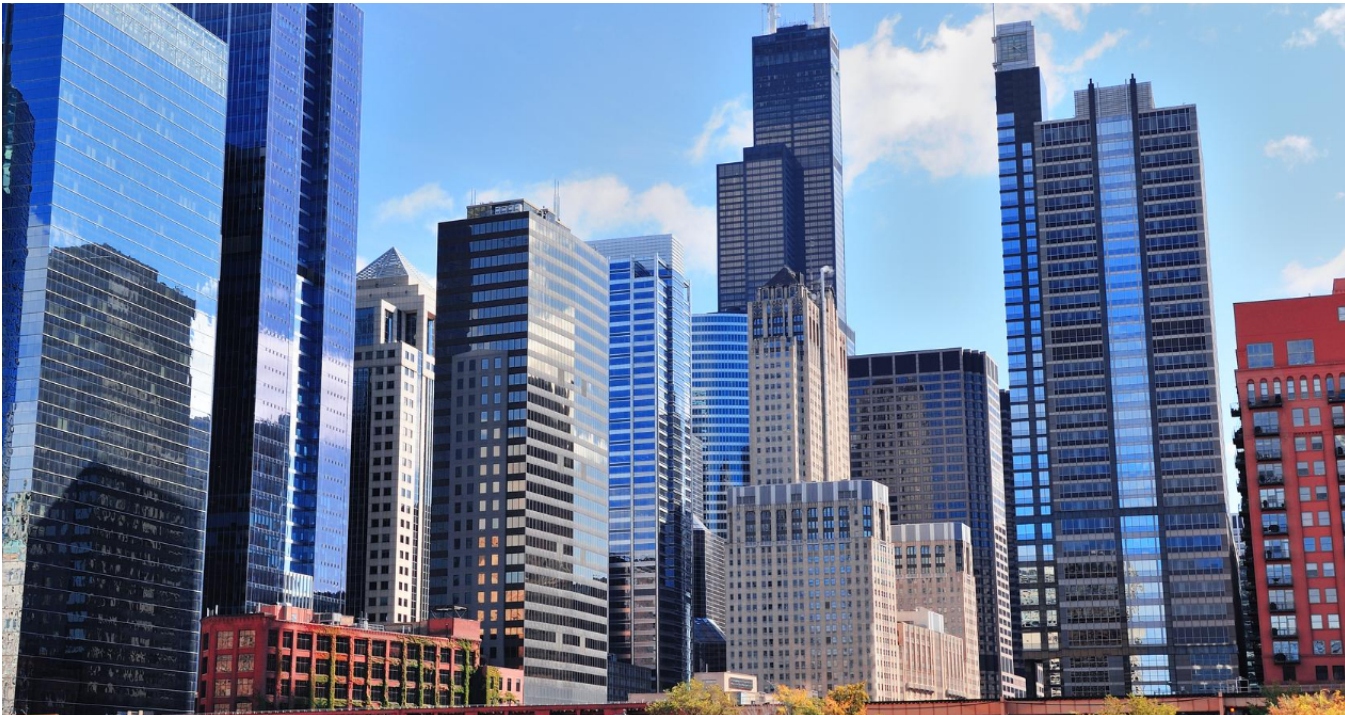
## LANDSCAPING AND EXTERIOR MAINTENANCE

Keep shrubs and trees trimmed and away from the building. Ensure proper drainage to prevent standing water.

## INTEGRATED PEST MANAGEMENT (IPM)

**Implement an Integrated Pest Management (IPM) approach:**

- Identification: Properly identify the pest to understand its behavior and weaknesses.
- Prevention: Use preventive measures to make the environment less attractive to pests.
- Control: Employ physical, biological, or chemical control methods as needed.



## NON-CHEMICAL CONTROL METHODS

- Traps for rodents. ■ Heat treatments for bed bugs.
- Physical barriers for insects.

## CHEMICAL CONTROL METHODS

If chemical treatments are necessary, select products with the least toxicity and follow all safety guidelines. Work with licensed pest control professionals.

## WORKING WITH PEST CONTROL PROFESSIONALS

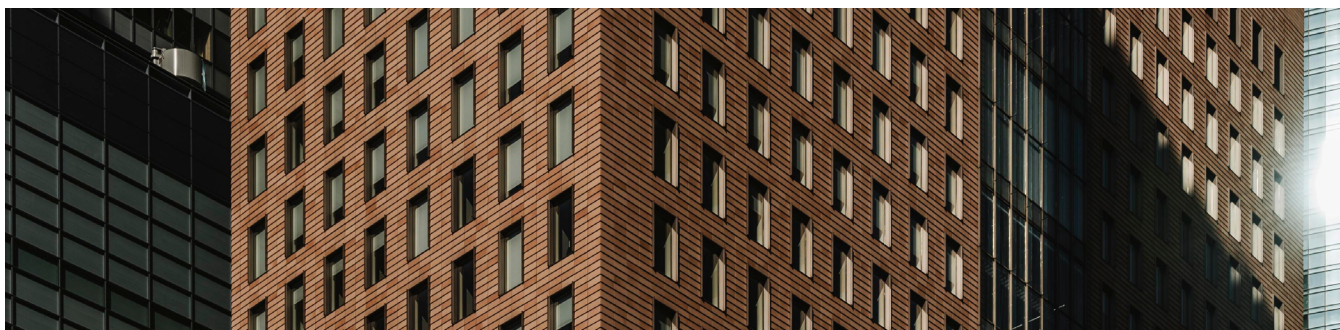
- Choose Reputable Companies: Look for licensed and experienced pest control companies in NYC.
- Regular Service Agreements: Consider regular service agreements for ongoing pest prevention.
- Tenant Communication: Keep tenants informed about pest control measures and schedules.

## EDUCATING TENANTS

Provide tenants with information on preventing pests, such as proper food storage and waste disposal. Encourage them to report pest sightings promptly.

## DOCUMENTATION AND COMPLIANCE

Keep detailed records of all pest control activities, including inspections, treatments, and tenant communications. These records are crucial for compliance with local laws and regulations.



# CONCLUSION

Managing pest control as a property manager in New York City requires a proactive and informed approach. By understanding the losses associated with infestation and the potential legal threats that come with non-compliance, partnering with a Pest Elimination specialist to employ the strategies discussed is highly recommended. Stay vigilant and keep your properties pest-free!

This guide is meant to be a comprehensive resource for property managers and managing agents in NYC, covering the essentials of pest elimination and management. For immediate action scroll to enroll in our free program.



**CONTACT SYSTEMATIC  
PEST ELIMINATION**