

# Apartment Pest Control in Utah

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Living in urban areas has its perks, but it also has its pests. Whether it is [bed bugs](#), [ants](#) or [rodents](#), pests make common appearances in apartments. Such critters are not very respectful of human boundaries, and instead **make themselves cozy wherever shelter and food may be**. Fortunately, there are pest control services such as [Legacy Pest Control](#) that provide remedies without breaking the bank.

## Who is Responsible for Pest Control — Landlords or Tenants?

As bugs and other pests creep their way into rental property, conflicts frequently arise between tenants and landlords regarding who is financially responsible for the pest's removal. ***If you're a landlord or a renter, it may be time to learn more about your rights and responsibilities*** in case of a pest infestation so that you can act immediately if the situation comes up. ***All rental agreements should specify responsibilities when it comes to pest control.***



### When Tenants Typically Pay

When pest infestations can be directly linked to a tenant's behavior, it is up to that person to shoulder the burden of paying. Among other creatures, [cockroaches](#) and ants are attracted to unkempt areas. If a renter leaves ***untended garbage on the ground or regularly leaves uncovered food in the kitchen or pantry***, they are essentially laying out an invitation for pests to invade the property. This leaves the payment up to the tenant. A flea infestation that results from a tenant's animal makes the tenant responsible for payment, as well. Likewise, ***if pests come as a result of excess moisture that a tenant hasn't reported***, it would likely be up to that person to pay the extermination costs.

In situations where a pest invasion is the fault of a tenant due to insufficient housekeeping, undocumented pets, or unreported repair needs, ***a landlord may want to consider issuing a compliance notice*** to ensure the same problem won't repeat itself.

### When Landlords Typically Pay

For ethical reasons, and often for legal reasons, ***landlords have a responsibility to ensure that a house or apartment is habitable***. A pest infestation is one condition that would make a home unlivable, thus breaking that expectation. As a result, most of the time, the landlord is held with the bill for pest extermination.

If the pests arise as a result of natural conditions, it is up to the landlord to pay in nearly all situations. For instance, ***if the apartment is near a grassy field and mice invade, the landlord is responsible for arranging and paying to have the mice exterminated***. Many landlords take regular preventative measures in order to lessen the risk of pests. This may include setting rat bait outside the building, or arranging for seasonal pest control services.

Given the close proximity of households in an apartment complex, ***pests are naturally drawn to this type of housing***. Critters such as [spiders](#), cockroaches and bed bugs, tend to multiply quickly. If a neighbor doesn't employ the best pest prevention methods, chances are high that you'll wind up with an infestation as well. Because of this, ***it's important that neighbors work collaboratively to avoid pests***. Unfortunately, this is often easier said than done. Many times it takes a landlord setting up expectations for tenants to follow in order to maintain sanitary

conditions.

***Cleanliness is the single most important pest prevention technique.*** Food waste should be disposed of as quickly as possible. Drains need to be cleaned frequently to prevent roaches and drain flies. Every few months, kitchen appliances should be cleaned. Everyone should vacuum their carpets regularly, keep garbage can lids closed, and seal off cracks.

If you're in Utah and looking to prevent pests, or if you've noticed a pest problem already, please [contact Legacy Pest Control](#) for a free inspection. You can also call us at 801-779-3131 or email us at [info@legacypestcontrolut.com](mailto:info@legacypestcontrolut.com). We're open 24 hours a day, seven days a week.