

LAKWOOD OHIO BED BUG LANDLORD NOTIFICATION TEMPLATE

INSTRUCTIONS FOR NOTIFICATION FROM TENANT TO LANDLORD RE: BEDBUG INFESTATION

To report a suspected bedbug infestation call Bed Bug BBQ at 206-202-5146. Additional information is available on the Bed Bug BBQ website at <https://www.bedbugbbq.com>

IMPORTANT: Please read and understand the instructions prior to using this sample letter

Under the Lakewood Bed Bug Ordinance, a tenant who sees or suspects bed bugs in their unit must notify the landlord, within 72 hours.

You can copy/paste or re-type this letter and include the date, your name, the landlord's name, etc., where indicated. Information to be changed is formatted as follows:

- Consult your lease to see if there is an addendum specific to bed bug responsibilities.
- The Bed Bug Ordinance provides that tenants have an obligation to cooperate with the landlord to eradicate the bed bugs. This means you cannot interfere with any inspections. You must grant access, make necessary preparations, and dispose of any personal property that is untreatable.
- Once the letter is complete, deliver it to your landlord in person or mail it to the proper address.
- Keep a dated copy of the letter for your records.

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BEDBUG INFESTATION

[DATE]

[LANDLORD NAME]
[LANDLORD ADDRESS]
[LANDLORD CITY, STATE, ZIP]

Re: Tenant at [TENANT ADDRESS AND UNIT NUMBER]

Dear [LANDLORD NAME],

I, [TENANT NAME], am writing this letter to notify you of a known or suspected bed bug infestation at my address [TENANT ADDRESS AND UNIT NUMBER]. I suspect my apartment is infested with bed bugs because [REASONS TENANT BELIEVES THE UNIT HAS BEDBUGS].

The Municipal Code of Lakewood compels me to notify you within 72 hours of finding evidence of the presence of bedbugs.

According to the Municipal Code of Lakewood Section 1306.34, it is your responsibility, as the landlord, to provide extermination services upon confirmation of the presence of bed bugs , as many times as necessary to totally eliminate the bed bug infestation.. The Municipal Code requires you to notify contiguous units in a multi-unit dwelling, including adjacent units on either side, across the hall or above or below the affected unit, of the presence of bed bugs within 72 hours of confirmation. More information about Bed Bug duties and responsibilities can be found by visiting the city website or Bed Bug BBQ at www.bedbugbbq.com. Bed Bug BBQ is a certified bed bug extermination company specializing in heat treatment that offers free inspections as well as discounts on rental property treatments.

Per the Ohio Residential Code 5321.02 it is unlawful for you to terminate my tenancy or increase my rents because I complained of violations in my unit.

Sincerely,
[TENANT NAME]
[TENANT ADDRESS AND UNIT]
[TENANT CITY, STATE ZIP]
[OPTIONALLY INCLUDE TENANT PHONE NUMBER AND/OR EMAIL ADDRESS]