

Tips for Landlords on How to Deal with Summertime Pests

Summertime is the favorite time of year for many people. Lazy days by the pool, outdoor picnics, and overdue vacations come to mind when you think of summer. However, the long days and heat can also bring some unwanted guests into your rental home or apartment complex.

Our property management team shares some helpful tips on how to deal with summertime pests before they become an issue for your tenants.

What Are Common Pests Found in Las Vegas Rental Properties?

If you own a rental property in Las Vegas, Henderson, or other parts of Southern Nevada, you may already be familiar with some of the common pests found in this area. If you're not careful, you may find yourself stuck with the pain and cost of infestations. Here are a few of the pests you might have to deal with in your rental property:

- Rats or mice
- Roaches
- Spiders
- Ants
- Scorpions
- Bees or wasps

The best plan of action is to be proactive with preventative maintenance and get ahead of pest problems before they happen by following these tips.

Tip 1: Maintain the Yard and Landscaping

One thing that attracts pests and makes it easier to hide on your property is untrimmed foliage. Try to stay on top of landscaping by removing dead plants or bushes, keeping grass or other plants short and trimmed, and sticking to a regular maintenance schedule.

Also, you should make sure tree branches or bushes are trimmed enough so they don't cover the roof or touch the walls of the home. Many pests, including rodents, will use these branches as a type of bridge to get access to the property.

Tip 2: Avoid Using Too Much Fertilizer

Fertilizer is great for plants but not ideal if you're trying to deter unwanted bugs. Fertilizers or mulch can actually attract certain types of insects that are looking for moisture, food, or places to hide from the summer heat. Try to use fertilizers sparingly and only when necessary.

Tip 3: Consider Desert Landscaping

If you have a lush yard full of flowers, trees, and grass, it can look great on paper when it comes to attracting tenants. However, it can be more of a challenge in the end, especially in Las Vegas or other areas with hot desert climates.

Apart from the high water bills, these plants can attract pests like bees, scorpions, ants, and more. Switching to a desert landscape can simplify your yard and keep the pests at bay.

Tip 4: Seal Up Cracks and Holes

Help keep your tenants comfortable and pest-free by sealing all cracks in the walls or gaps in doorways at your rental property. Get in the habit of checking the property for potential entryways for rodents, insects, and spiders, and take the necessary steps to seal them up. Some things to look for include:

- Loose siding
- Shingles missing on the roof
- Worn down weather strips
- Cracks in the foundation
- Gaps in the holes for utility lines

Local home improvement stores will provide most of the materials you need to seal these openings with caulking, copper mesh, sheet metal, and more. However, you may want to work with a professional handyman if your property is older and needs a little extra work before renting it out again.

Tip 5: Invest in Quality Screens for Doors and Windows

Screens add an extra layer of protection from unwanted bugs and rodents, especially during the warmer months when some tenants may leave windows or doors open. Screens should always fit snugly against the window or doorframe with proper weather stripping that creates a seal. Also, they should be able to withstand the heat without starting to wear down or disintegrate.

If you haven't updated your screens in a while, now is the time before the summer pests are out in full force!

Tip 6: Find Quality Tenants Who Are Respectful of Your Property

Ideally, you'll want to rent your property to highly-qualified tenants who have good references and rental histories. It can go a long way when your tenants respect the property and take care to keep the kitchen, living areas, and yard clean and uncluttered.

You can share some guidelines and expectations in your lease agreement to ensure your tenants do their best to prevent infestations, such as:

- Do not remove the screens from the windows or doors
- Allow pest control professionals to enter the property periodically for preventive care
- Contact the landlord right away if you see unwanted pests

Also, review your tenant screening process and consider working with a professional property manager who can help you find the best tenants.

Tip 7: Conduct Regular Pest Control Inspections and Preventive Care

Lastly, you want to create a schedule for inspections and pest control care, particularly during the hot summer months. Insects and rodents are often looking for relief from the heat and will find ways to enter the property to take advantage of the cool, air-conditioned air. However, once they're in, it's incredibly difficult to get them out.

Work with a professional pest control company for preventive care and tips on how to keep them out. They may have recommendations on what to avoid or point out places the pests could get into the home or unit. They will also use safe pesticides that won't disrupt your tenant's routine or risk their health.

Working With an Experienced Property Manager

Managing a rental property and optimizing your rental income is a lot of work. More often than not, landlords have to wear multiple hats to keep tenants happy and for things to run smoothly. If you're struggling to keep up, [CLIENT] can help.

Our property managers offer the services you need to streamline the process and expand your business, including:

- Vacant property advertising
- Tenant screening
- Lease agreement
- Security deposits
- Collecting rent
- Maintenance, including pest control
- Tenant communication

Contact us today to learn more about our property management services and how we can partner with you to maximize your rental's earning potential!