

Pests and vermin

Below is a guide to who is responsible when an infestation occurs. It may change depending on the individual situation.

Pests and vermin	The landlord is responsible	The tenant is responsible
Ants	if present at the start of the tenancy	if present during the tenancy
Bees and wasps	if present in a wall cavity or similar if present at the start of the tenancy	if present during the tenancy
Birds	to remove and seal off any entry points	
Cockroaches, fleas and spiders	if present at the start of the tenancy	if present during the tenancy
Mice and rats	if present at the start of the tenancy	if present during the tenancy
Possoms	to remove and seal off any entry points	
Snakes	if present at the start of the tenancy if caused by the landlord breaching the conditions of the agreement - eg landlord left piles of rubbish in garden	if present during the tenancy
White ants	at the start and throughout the tenancy	