

## Pests and vermin

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16-07-2018

This general guide shows who is responsible when an infestation occurs.

<b>Pests and vermin</b>	<b>Landlord' responsibility</b>	<b>Tenant's responsibility</b>
<b>Ants</b>	if present at the start of the tenancy	if present during the tenancy
<b>Bees and wasps</b>	if present in a wall cavity or similar  if present at the start of the tenancy	if present during the tenancy
<b>Birds</b>	to remove and seal off any entry points	-
<b>Cockroaches, fleas and spiders</b>	if present at the start of the tenancy	if present during the tenancy
<b>Mice and rats</b>	if present at the start of the tenancy	if present during the tenancy
<b>Possums</b>	to remove and seal off any entry points	-
<b>Snakes</b>	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

Pests and vermin	Landlord' responsibility	Tenant's responsibility
Termites/white ants	at the start and throughout the tenancy	-

## Pest control responsibilities before you move in

The landlord is responsible for the eradication of pests if the infestation occurs at the **start of the tenancy**.

Tenants should inspect the property carefully and look out for signs of pests including droppings in cupboards and on floors. You should also check if the previous tenants owned cats or dogs, as fleas could be breeding in the carpet and may not appear for a couple of months.

You can ask the landlord or agent to undergo a pest control service before your move in or within the the first weeks of your tenancy.

## Pest control responsibilities after you move in

As a tenant, you are responsible for the eradication of pests if the infestation occurs **after** you have moved in and if the infestation was caused by your activities or lack of cleanliness.

If you believe that the infestation was not caused by your activities or lack of cleanliness, then you may not be held responsible for pest eradication if you can show the landlord is in breach of the tenancy agreement.

If you can't agree on who is responsible for pest eradication, use Fair Trading's [<free dispute resolution service>](#).

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