



Is it that bad Really?

How come we never had bedbugs in the past?

Many owners wonder why all of a sudden all this talk about bedbugs.

During the past 10 years, these pests have invaded our cities.

In the U.S., Los Angeles and New York have been hit the hardest.

Prior to 2005, we rarely received calls for bedbugs. Every year after, the problem has increased.

Fortunately, with our customers, they are being eliminating.

However, the problem is real, and without professional treatment, it will spread to other units and become costly.



Let Us Help

BugAbate will put our extensive experience to use to eliminate bedbugs from your property.

Just download the Bedbug treatment preparation guide (Spanish or English) from our website to give to your tenant. Find an available date to service tenant's unit then call us.

-We will take from there -

BugAbate Inc

12963 Arvila Drive
Victorville, Ca. 92392
(818) 370-6571
Bugabate.com
bugabate@gmail.com



Bedbugs

SoCal Property Owner & Landlords' Guide

Prevention
Inspections
Legal Obligations
Treatment Options



BugAbate's CMx Bedbug Score

- (0) Units not inspected
- (1) No signs, history/risk
- (2) Signs/risk of bedbugs
- (3) >10 bedbugs alive
- (4) 10-25 bedbugs alive
- (5) < 25 bedbugs & eggs



Q&A

Heat treatments, are they good?
Heat treatments can be effective. However, they require 8-24 hours and are expensive. The tenants may need to be put up in a motel overnight. Many companies will spray the units after the treatment anyway. Heat does not provide sustained protection found in modern treatments. Although we offer this, it is rarely recommended, and only in special situations.

*I think my tenant brought bedbugs;
Can I make them pay?*

California Courts routinely order landlords to pay for pest control and in some cases damages. Proving the source of bedbugs is not easy, but it's easy to prove who is the owner of the building. Landlords shown to have refused to pay for pest control can be ordered to pay damages: new furniture, medical bills etc. Owners should contact our office when the problem is reported. We will inspect, and keep record of pest control services including the level of infestation, and any problematic conditions found (such as poor preparation by tenant), to protect our clients from potential lawsuits.

**PHOTOS ABOVE SHOW COMMON
SIGNS OF BEDBUG ACTIVITY IN UNITS**

Why BugAbate is better

BugAbate, has been working with some of the largest property management companies in Los Angeles for years. Experience has taught us not only what methods work best, but has given us the opportunity to become experts in working with the needs and concerns of investment property owners.

We are proud to have been recognized by the state and serve the last 2 years as a Pest Control – “subject matter expert”. BugAbate’s team members were brought to Sacramento to work with government developing state exams for the Pest Control Board: All companies must pass this exam in order to work in California.

We put our knowledge and experience to work for our clients developing treatments with minimal odor, and high efficacy at a fair price. All customers receive a plastic box-spring cover to provide barrier protection following treatment, as well as bedbug monitors for peace of mind.

All units inspected or treated by BugAbate are given a CMx score from 1-5 as listed above. Our CMx score provides a real number to determine the threat and provides a tool the owner can use to make decisions about the property. A clean unit is (1) and (5) the worst. Most treatment requests are Levels (2) or (3). BugAbate also inspects and rates buildings by adding the value of every unit, divided by the total units.

We try to make it easy for you, so our accurate electronic billing and records are always just a few clicks away should you need them

Whether you are buying a building and want to be sure its not infested, treating vacancies before new tenants move in, or have an active infestation, we fight to keep your tenants and property safe from bedbugs using proven methods, not gimmicks.

At BugAbate, we promise to treat your tenants with courtesy and respect while providing the best service for your dollar.