



Pinion Property Management, Inc.

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Mice, Rats, and Other Rodents



Mice and rats exist all over the world and we have recently noticed an increase in the number of complaints, particularly in the Corvallis area. While it can often be a frightening experience for tenants when they encounter these furry critters, there are several steps that must be completed before we can get the owner's approval for an exterminator.

Prevention is essential for living in a rodent free home. Please make sure you are doing all of the prevention measures.

Preventative Measures:

- Keep a clean house. Rodents are naturally attracted to dirty, cluttered spaces. If you provide them with places to hide, they will take advantage of the situation. Clutter can also make it difficult to find and eliminate the rodents.
- Remove all food waste after meals. Crumbs will attract rodents, so it is best to clean up immediately after eating and make sure all food is stored appropriately.
- Do not leave dirty dishes in your sink or on your counters. Wash them immediately or load them into your dishwasher.
- You will also need to remove water sources. Report any dripping faucets or leaking pipes the moment it starts. Also, please make sure you are immediately mopping up any standing water or spills.
- Take the trash out frequently so that the smell does not attract unwanted pests.
- Make sure you carefully follow all of the directions on any product you choose to use for trapping and/or killing of the rodents.
- Keep all vegetation, plants, and tree branches away from the walls and windows of your unit. If a landscaping company or PPM is responsible for your yard, please complete a maintenance request so that we can have those areas addressed.
- Store food items in sealed containers inside your cupboards and pantry.
- Do not leave front, back and/or garage doors open.

Step 1

Complete a maintenance request to report that you are seeing mice or rats. Please make sure that you are including all of the following information on your maintenance request when reporting that you have a rodent problem:

- What type of infestation do you have? Mice, rats, other?
- Are you hearing them in the walls, attic, or on the roof?
- Have you actually had a visual sighting, or are you only seeing signs (crumbs, chewed items, waste, etc.)?
- Please identify the areas where you are seeing activity.
- Locate any possible points of entry. Mice can get through very small holes, so please be diligent with your inspection. Report any cracks or holes.
- Report any leaks and if there are any plants or branches against the walls or windows.

Once you have submitted a maintenance request with all the information we need, we will arrange for our maintenance person to repair any leaks, fill all possible entry points and make sure all plants and tree branches are not touching the walls or windows. During this time, please continue with all of the preventative measures. Cleanliness is very important and it is the tenant's responsibility to clean up all of the rodent waste. You can also purchase and set some mouse traps to try to catch any stragglers that are inside the house.

Step 2

After everything has been cleaned and sealed, please keep looking for signs of rodents. If you are using mouse traps, please promptly remove the dead mice and reset the traps. If you start seeing fresh signs of rodent activity, please inform our office right away via e-mail. All correspondence must be in writing. Make sure you inform us where you are noticing the fresh signs and any possible points of entry. We will send our maintenance person back to seal those points of entry. It can often take several trips to get everything sealed, so you will need to be patient during this process. Please make sure you are keeping up with all of the preventative measures and keeping your unit clean.

Step 3

We are usually able to successfully remove all of the rodents by completing the first two steps. Occasionally, we will have a difficult infestation that requires an exterminator. It is only after steps 1 and 2 have been completed that the owner will be contacted for approval for an exterminator.