

# It's a Moisture Issue: Moisture and Mold Cleaning and Prevention

*It's a Moisture Issue:*

## Cleaning AND Prevention

moisture and mold

**"TENANT RESPONSIBILITIES"**

- Maintain a clean and dry household (including personal belongings)
- Ensure the home is properly ventilated
- Inform landlord of any leaks, holes, or other issues with the property



**"LANDLORD RESPONSIBILITIES"**


- Maintain the property in a fit and habitable condition
- Timely respond to tenant reported issues
- Perform repairs as necessary on the property

**Both parties can employ the following preventative techniques to reduce the ability for mold to grow.**


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## PREVENT


### PREVENTIVE MEASURES




**Identify and stop leaks, flooding and condensation spots.**




**Keep building clean and dry.**  
Dry areas that are wet or damp within 48 hours.



**Use dehumidifier to remove moisture from the affected area.**  
Maintain indoor humidity below 60% relative humidity, if possible.



**Open closets, cabinets and move furniture away from walls to increase ventilation**



**Increasing surface temperature through air circulation and reducing relative humidity can decrease condensation.**

If you discover mold growing in the property, the following can be done to clean the mold:

### HOW TO CLEAN MOLD

**Identify and fix the source of the water/moisture that is causing the mold to grow. Discard porous materials such as drywall, drapes, wood products, etc.**

When dried, spores are more easily released from these types of materials.



Some items such as drapes, clothes, sheets, etc. can be cleaned to remove mold from them.



**After these steps have been completed you can do the following:**

**Clean/Maintain places where moisture accumulates.**

HVAC condensate drains, refrigerator drain pans, and toilet bowls are common places for mold to grow.



Check these locations to see if they need cleaning or maintenance to remove moisture/mold buildup.

**Clean with soap and water before using disinfectants.**

**Increase ventilation to affected area to reduce dampness.**



This can involve unblocking air pathways, running exhaust fans, closing windows, etc.

### PRECAUTIONS WHILE CLEANING

Ensure that area being cleaned is isolated or contained to reduce the amount of mold and spores released into the air.



**Wear gloves and a dust mask/respirator to decrease exposure to mold.**



- Educate landlord on the moisture issues to encourage them to resolve the water damage related problems
- Request an inspection by local code enforcement department
- Enforce the lease through the civil court system.

