

Help Your Tenants Help You This Summer; Top 10 Energy-Saving Tips for Tenants

by the Vermont Apartment Owners Newsletter

As apartment owners know, a comfortable, energy-efficient apartment benefits you – no matter who pays the utility bills. That’s because these apartments increase tenant retention, reduce complaints, appeal to prospective renters and enable you to receive a greater share of tenant housing costs. With these benefits in mind, listed below are the Top 10 Summer Energy-Saving Tips for Tenants.

By providing this list to your tenants, you can help them stay comfortable this summer and save money while strengthening your bottom line.

Top 10 Summer Energy-Saving Tips for Tenants

1. **Seal gaps along the sides of your air conditioner** to keep the outside air from seeping in.
2. **Don’t let the air conditioner bake in the sun.** Room air conditioners work best when kept out of the direct sunlight. Install them near shade trees or on the north side of the building, if possible.
3. **Clean air conditioner filters regularly** – keep the front and back of air conditioners unobstructed.
4. **To reduce your need for air conditioning, while staying comfortable,** open windows on opposite sides of the house for cross ventilation. If you can’t create a cross-breeze, use fans to move air through your home.
5. **Use an exhaust fan to draw hot air out of your kitchen while cooking.** The savings in your cooling costs far outweigh the electricity use of the fan.
6. **On hot days, delay heat-producing tasks** such as dishwashing, baking, or doing laundry until the cooler evening hours.
7. **Take advantage of FREE and lower-cost cooling.** In the evening and early in the morning, open windows to allow cooler air in. Use fans in your windows to draw in cooler night air.
8. **Use compact fluorescent light bulbs.** Standard incandescent light bulbs lose 90% of their energy as heat. Compact fluorescent bulbs (CFL) produce only a fraction of the heat. They also last longer and use less electricity. One of the most cost-effective energy saving actions you can take is to replace incandescent light bulbs with ENERGY STAR compact fluorescent light bulbs in areas of your home where lights are on most often.

9. **When buying air conditioners, choose the smallest unit appropriate for the room you're cooling.** You'll be more comfortable and the air conditioner will operate more effectively.

10. **Take Advantage of rebates and/or special offers.** Check in periodically with your Department of Water and Power for rebates that are offered. Special offers are listed on their websites and rebates are available to customers who purchase qualifying Energy Star products such as refrigerators, air conditioners, pool pumps, windows, washers and dryers.

Editor's Note: For more information about your Consumer Rebate Programs, visit the websites below:

Los Angeles DWP: www.crp.ladwp.com

Southern Cal Edison: www.sce.com/RebatesandSavings

Pacific Gas & Electric: <http://www.pge.com/rebates/>

San Diego Gas & Electric: www.sdge.com/residential/multi_family.shtml .

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