

## ORDER OF AN EXECUTIVE OFFICER CLOSED FOR TENANT ACCOMMODATION PURPOSES ORDER TO VACATE

**To:** George Stanley Larsgard  
Margaret Ivy Larsgard  
Leona Ester Dirsten

**And To:** All Occupant(s) of the following Housing premises:  
Rental Dwelling located at SW 15-41-07 W5, Clearwater County

**RE:** Rental Dwelling located at SW 15-41-07 W5, Clearwater County

**WHEREAS** I, an **Executive Officer** of **Alberta Health Services**, have inspected the above premises pursuant to the provisions of the **Public Health Act**, RSA 2000, c. P-37, as amended;

**AND WHEREAS** such inspection disclosed that the following conditions exist in and about the above noted premises which are or may become injurious or dangerous to the public health or which might hinder the prevention or suppression of disease, namely:

- a. An open, active, sewage lagoon is located less than 150 feet (45m) from the rental dwelling.

**AND WHEREAS** such inspection disclosed that the following breaches of the Public Health Act and the Housing Regulation, Alberta Regulation 173/99, and the Minimum Housing and Health Standards exist in and about the above noted premises, namely:

- a. There are no windows in either of the two bedrooms that meet the emergency egress requirements.  
This is contrary to the Minimum Housing and Health Standards, Part III, Sec. 3, (b) (i) which states. "For buildings of 3 storeys or less and except where a bedroom door provides access directly to the exterior or the suite is sprinklered, each bedroom shall have at least one outside window which may be opened from the inside without the use of tools or special knowledge. Windows referred to above shall provide unobstructed openings with areas not less than 0.35m<sup>2</sup> (3.8 ft<sup>2</sup>), with no dimension less than 380 mm (15")."

- b. There is a non-functional smoke alarm in the upstairs bedroom and no smoke alarm outside of the downstairs bedroom.  
This is contrary to the Minimum Housing and Health Standards, Part IV, Sec. 12 which states “Smoke alarms within buildings shall be installed between each sleeping area and the remainder of the suite and, where hallways serve the sleeping areas; the smoke alarms shall be installed within the hallway.”
- c. There is a broken window in the upstairs bedroom.  
This is contrary to the Minimum Housing and Health Standards, Part III, Sec. 2, (b) (i) which states “All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof.”
- d. The front door off the patio shows large gaps between the door and door frame.  
This is contrary to the Minimum Housing and Health Standards, Part III, Sec. 2, (b) (i) which states “All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof.”
- e. The back door was found to be non-operational.  
This is contrary to the Minimum Housing and Health Standards, Part III, Sec. 2, (b) (i) which states “All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof.”
- f. There is no guardrail on the raised outdoor patio off the front door. There is no handrail along the inside stairs from the main level to the upstairs bedroom.  
This is contrary to the Minimum Housing and Health Standards, Part III, Sec. 3, (c) which states “inside or outside stairs or porches including all treads, risers, supporting structural members, rails, guards and balconies, shall be maintained in good repair and shall comply with the requirements of the Alberta Building Code or a Professional Engineer design.”
- g. There is evidence of mouse infiltration (feces) in the bottom cupboards on the main level.  
This is contrary to the Minimum Housing and Health Standards, Part IV, Sec. 16, (a) which states “The owner shall ensure that the housing premises are free of insect and rodent infestations.”
- h. The linoleum in the bathroom is lifting next to the wall.  
This is contrary to the Minimum Housing and Health Standards, Part III, Sec. 5 which states “All walls, windows, ceilings, floors and floor coverings shall

be maintained in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean.” “Rooms containing a flush toilet and/or a bathtub or shower shall have walls and floors that are smooth, non-absorbent to moisture and easy to clean. All walls shall form a watertight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower.”

**AND WHEREAS**, by virtue of the foregoing, the above noted premises are hereby declared to be **Closed for Tenant Accommodation Purposes**.

NOW THEREFORE, I hereby **ORDER** and **DIRECT**:

1. That the occupants vacate the above noted premises on or before February 01, 2013.
2. That the owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
  - a. Ensure the sewage system meets all requirements for private sewage systems in Alberta.
  - b. Provide at least one window in each bedroom that meets all requirements for emergency egress.
  - c. Install a smoke alarm in the hallway, outside each bedroom.
  - d. Replace all broken or cracked windows.
  - e. Ensure all doors are in good working order and maintained in a windproof, waterproof and weatherproof condition.
  - f. Install guardrails and handrails in accordance with the Alberta Building Code requirements.
  - g. Eliminate the mouse infiltration and take steps to maintain the premises free of insect and rodent infestations.
  - h. Repair or replace the floor covering in the bathroom to form a watertight joint with the floor.
3. That until such time as the work referred to above is completed to the satisfaction of an Executive Officer of Alberta Health Services; the above noted premises shall remain closed for tenant accommodation purposes.

The above conditions were noted at the time of inspection and may not necessarily reflect all deficiencies. You are advised that further work may be required to ensure full

compliance with the Public Health Act and regulations, or to prevent a public health nuisance.

DATED at Rocky Mountain House , Alberta, January 21, 2013.

### **You have the right to appeal**

A person who

- a) is directly affected by a decision of a Regional Health Authority, and
- b) feels himself aggrieved by the decision

may appeal the decision by submitting a Notice of Appeal form within ten (10) days after receiving the order to:

Public Health Appeal Board  
c/o Central Reception,  
Main Floor, Telus Plaza North Tower  
10025 Jasper Avenue NW  
Edmonton, AB T5J 1S6  
Phone: 780-427-2813  
Fax: 780-422-0914  
E-mail: [health.appealboard@gov.ab.ca](mailto:health.appealboard@gov.ab.ca)

A Notice of Appeal form may be obtained by contacting Alberta Health Services at 780-342-0122 or by contacting the Public Health Appeal Board.

**Environmental Public Health  
5016 – 52 avenue  
Rocky Mountain House, Alberta T4T 1T2**

[www.albertahealthservices.ca](http://www.albertahealthservices.ca)

### Health Legislation, Regulations and Standards

*Electronic versions of the Public Health Act and Regulations are available at the Alberta Queen's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or [www.qp.gov.ab.ca](http://www.qp.gov.ab.ca).*

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**Copies of standards are available by contacting the Health Protection Branch of Alberta Health at (780) 427-4518, or by visiting: [www.health.alberta.ca/about/health-legislation.html](http://www.health.alberta.ca/about/health-legislation.html)**

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