

**ORDER OF AN EXECUTIVE OFFICER
UNFIT FOR HUMAN HABITATION
ORDER TO VACATE**

To: Soon Suk Hong
Joung Ran Im
“the Owner”

And To: All Occupant(s) of the following Housing premises:

RE: Those housing premises located in Paintearth County, Alberta and municipally described as:
39118 Highway 36

WHEREAS I, an **Executive Officer** of **Alberta Health Services**, have inspected the above noted 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 in any manner the prevention or suppression of disease, namely:

- a. Water is not potable.
- b. Working smoke alarms are not provided between each sleeping area.
- c. The main exterior door is not capable of being locked from the inside.
- d. The stairs outside of the premises were observed to be in poor condition and there is no handrail on the outside steps or the stairs leading to the basement.
- e. Finishes throughout the house were observed to be unfinished (i.e., raw drywall, raw wood) or in poor condition.
- f. Exterior cladding (i.e. siding) was missing on parts of the home.
- g. The shower faucet pull-up mechanism was observed to not be working properly.
- h. Electrical wires are not attached to framing members in the basement.
- i. The light at the top of the second floor was observed to be in disrepair.
- j. The septic system was observed with an unsatisfactory cover.
- k. A beam that appears to be structural in nature has been cut in the basement.

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. The water is not potable. Section 9 of the Minimum Housing and Health Standards states: “Every building used in whole or in part, as housing premises must be supplied with a

potable water supply of sufficient volume, pressure and temperature to serve the needs of the inhabitants.”

- b. Working smoke alarms were not observed between each sleeping area. Section 12 of the Minimum Housing and Health Standards states: “Smoke alarms within dwellings 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. The stairs outside of the premises were observed to be in poor condition and there is no handrail on the outside steps or the stairs leading to the basement. Section 3 (c) (i) of the Minimum Housing and Health Standards states: “Inside or outside stairs or porches including all treads, risers, supporting structural members, handrails, 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.”
- d. The exterior door is not able to be locked from the inside. Section 3 (a) of the Minimum Housing and Health Standards states: “Exterior windows and doors shall be capable of being secured.”
- e. Unfinished or damaged drywall, wood, and other building materials were observed throughout the home. Section 5 of the Minimum Housing and Health Standards 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.”
- f. Exterior cladding was observed to be missing from sections of the home. Section 2 (a) of the Minimum Housing and Health Standards states: “The roof and exterior cladding of walls shall be maintained in a waterproof, windproof and weatherproof condition.”
- g. The shower faucet was observed with a wrench over the shower pull-up mechanism. Section 1 (c) of the Minimum Housing and Health Standards states: “Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.”
- h. Electrical wires were observed to not be attached to framing members; and the light fixture at the top of the upstairs landing was observed to be in disrepair. Section 11 of the Minimum Housing and Health Standards states: “Every housing premises shall be supplied with electrical services. Outlets, switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition.”
- i. The septic system cover was observed to be a sheet of unsecured plywood. Section 6 (a) of the Minimum Housing and Health Standards states: “Every housing premises shall be connected to the public sewage system or to an approved private sewage disposal system. The plumbing system and the sanitary drainage system or private sewage disposal system, as the case may be, including drains, fixtures, traps, vents, stacks, waste disposal facilities, pumpout sewage holding tanks, septic tanks and disposal system shall be maintained in proper operating condition.”
- j. There is a beam that appears to be structural in nature in the basement that has been cut to allow for the drinking water cover on the well. Section 3 (1) (i) (a) of the Housing Regulation states: “Subject to subsection (3) and section 4, an owner shall ensure that the housing premises are structurally sound.”

AND WHEREAS, by virtue of the foregoing, the above noted premises are hereby declared to be **Unfit for Human Habitation**.

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

1. That the occupants vacate the above noted premises on or before May 1, 2018.
2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Provide potable drinking water to the rental accommodation.
 - b. Install functioning smoke alarms between each sleeping area.
 - c. Repair the lock on the exterior door so that it is capable of being locked from the inside as well as the outside.
 - d. Repair the steps and deck area outside of the premises so that there is a handrail and so that the steps and risers are all even.
 - e. Repair unfinished surfaces such as drywall, raw wood etc. (i.e. walls may be painted, ceilings may be painted, stuccoed etc.).
 - f. Install exterior cladding to the area of the home where it is missing.
 - g. The shower pull-up mechanism needs to be replaced or repaired so that it is working properly without the use of a wrench.
 - h. Ensure that all electrical wires, outlets and devices are properly installed and maintained in a safe and good working condition. Please submit a report from a Master of Journeyman Electrician confirming this.
 - i. The septic tank needs a secure and solidly constructed cover to prevent someone from falling into it.
 - j. Ensure the beam in the basement that has been cut is not structural in nature. Please submit a report from a building inspector or engineer confirming this.
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 vacant and secure from unauthorized entry.

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 Stettler, Alberta, May 1, 2018

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, Alberta, T5J 1S6
Phone: 780-222-5186
Fax: 780-422-0914
Email: HealthAppealBoard@gov.ab.ca
Website: <http://www.health.alberta.ca/about/PHAB.html>

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.

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.

Health Legislation and regulations are available for purchase. Please contact Alberta Queen's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or www.qp.gov.ab.ca.

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

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