

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

To: Doris Tremblay
Carrie-Lynn Shaw
Brent Tremblay
“the Owner”

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

RE: Those housing premises located in Bruderheim, Alberta and municipally described as:
4920 48 Avenue

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. The master bedroom window could not be opened fully to provide the means of emergency egress.
- b. The chimney is damaged or shows evidence of rot in the interior and exterior of the premises.

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 wall and the ceiling above the bathtub does not form a watertight joint. The wall next to the bathtub is not finished. There is damage to the flooring in the dining area and at the entrance to the bathroom. The kitchen flooring is not adequately sealed to the subfloor. There is damage to the wall in the dining area behind the furnace. There is damage to the ceiling in the master bedroom and in the kitchen where the chimney is located. These are in contravention of Section 5 of the Minimum Housing and Health Standards, 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.”
- b. The master bedroom window could only be opened up 4 inches. This condition is in contravention of Section 3(b)(ii) of the Minimum Housing and Health Standards, which states: “Windows referred in section 3(b)(i) shall provide unobstructed openings with areas not less than 0.35m² (3.8ft²), with no dimension less than 380 mm (15”).”
- c. The inside stairs did not have a handrail. This condition is in contravention of Section 3(c)(i) of the Minimum Housing and Health Standards, which states: “inside and 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. There was no natural or mechanical ventilation in the bathroom. This condition is in contravention of Section 7(c) of the Minimum Housing and Health Standards, which states: “all rooms containing a flush toilet and/or bathtub or shower shall be provided with natural or mechanical ventilation.”
 - e. The kitchen window is cracked. The northeast bedroom window does not stay open as it was intended to and the frame is damaged. These are in contravention of Section 2(b) of the Minimum Housing and Health Standards, which states: “all windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof.”
 - f. The chimney is damaged or shows evidence of rot in the interior and exterior of the premises. This condition is in contravention of Section 1(c) of the Minimum Housing and Health Standards, which states: “building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.”

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 September 30, 2021.
2. That the Owner undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Repair all walls, floors and ceilings that show any damage. Ensure the kitchen flooring is adequately sealed to the subfloor. Ensure the ceiling and walls above the bathtub form a watertight joint.
 - b. Ensure the master bedroom has a window that meets emergency egress requirements.
 - c. Install a handrail on the inside stairs.
 - d. Ensure the bathroom is provided with natural or mechanical ventilation.
 - e. Repair the kitchen and northeast bedroom windows.
 - f. Repair all of the damage to the chimney.
 - g. Submit documentation/confirmation from the qualified consultant(s) and/or contractor(s) related to the complete assessment of the heating system.
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 Lamont, Alberta, September 23, 2021

Executive Officer
Alberta Health Services

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, ATB Place North Tower
10025 Jasper Avenue NW
Edmonton, Alberta, T5J 1S6
Phone: 780-222-5186
Fax: 780-422-0914
Email: HealthAppealBoard@gov.ab.ca
Website: <https://www.alberta.ca/public-health-appeal-board.aspx>

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: <https://www.alberta.ca/health-standards-and-guidelines.aspx>

Template revised Feb 20, 2020

Copy Town of Bruderheim
The Inspections Group Inc.