

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

To: Rentex Homes Ltd. Tara Simon Robert Mastradimos
"the Owner" "the Manager" "the Manager"

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

RE: Those housing premises located in Edmonton, Alberta and municipally described as:
10610 80 Avenue NW – All Units

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. Significant fire and/or water damage along with a strong odor of smoke and rotting/damaged building materials observed throughout common areas and the multiple units.
- b. Large open areas exposing structural components observed in the ceilings and walls throughout common areas of the building.
- c. Lack of an operational smoke alarms observed throughout all units.
- d. Office room was noted being used for sleeping and living purposes. Personal belongings such as clothing and bedding observed on the office room floor.
- e. Various windows throughout multiple units observed to be broken or cracked.
- f. Front main door to the building was observed unable to be safely secured.
- g. Various electric switches and outlets covers observed missing and multiple electrical fixtures were not in safe working order in common areas.

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. Significant fire and/or water damage along with a strong odor of smoke and rotting/damaged building materials observed throughout common areas and the multiple units. This is in contravention of section 1(c) of the Minimum Housing and Health Standards, which states that "Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced."
- b. Large open areas exposing structural components observed in the ceilings and walls throughout common areas of the building. This is in contravention of Section 5 of the Minimum Housing and Health Standards, which states that "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."

- c. Lack of an operational smoke alarms observed throughout all units. This is in contravention of section 12 of the Minimum Housing and Health Standards, which states that “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. (a) Smoke alarms shall be operational and in good repair at all times.”
- d. Office room was noted being used for sleeping and living purposes. Personal belongings such as clothing and bedding observed on the office room floor. This is in contravention of section 5(2) of the Housing Regulation, 2001 which states that “No person shall cause or permit any condition in housing premises that is or may become injurious or dangerous to the public health, including any condition that may hinder in any way the prevention or suppression of disease.”
- e. Various windows throughout multiple units observed to be broken or cracked. This is in contravention of section 2(b)(i) of the Minimum Housing and Health Standards, which states that ““All windows and exterior doors shall be maintained in good repair, free of cracks and weatherproof.”
- f. Front main door to the building was observed unable to be safely secured. This is in contravention of section 3(a) of the Minimum Housing and Health Standards, which states that “Exterior windows and doors shall be capable of being secured.”
- g. Various electric switches and outlets covers observed missing and multiple electrical fixtures were not in safe working order in common areas. This is in contravention of section 11 of the Minimum Housing and Health Standards, which states that “Every housing premises shall be supplied with electrical service. Outlets, switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition.”

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 April 19, 2024.
2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Secure front door and all entry points of the building to ensure that the housing premises does not present a condition that is or may become injurious or dangerous to public health.
 - b. Remove all fire & water damaged materials. Ensure any repairs are conducted in compliance with Alberta Occupational Health & Safety (OHS) requirements for asbestos removal/abatement.
 - c. Repair or replace all missing/damaged ceiling wall and floor materials in common areas and units. Ensure all walls, windows, ceilings, floors, and floor coverings are in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean.
 - d. Install a functional smoke alarm between all sleeping spaces of the premise. Ensure the smoke alarm is maintained in proper operating condition (as per manufacturer’s specifications).
 - e. Install/repair all missing/damaged electrical fixtures, switches, and outlets.

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 Edmonton Alberta, April 22, 2024
Confirmation of a verbal order issued to Tara Simon on April 19, 2024

Executive Officer
Environmental Health Officer

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 the Public Health Appeal Board or visiting their website.

Health Legislation, Regulations and Standards

Electronic versions of the Public Health Act and Regulations are available at the Alberta King's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or <https://www.alberta.ca/alberta-kings-printer.aspx>.

Health Legislation and regulations are available for purchase. Please contact Alberta King's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or <https://www.alberta.ca/alberta-kings-printer.aspx>.

Copies of standards are available by visiting: <https://www.alberta.ca/health-standards-and-guidelines.aspx>

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Copy: City of Edmonton

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<https://www.ahs.ca/eph>