

ORDER OF AN EXECUTIVE OFFICER

To: Lucie Delisle Joselyn Groleau
 "the Owner" "the Owner"

RE: Those housing premises located in Edmonton, Alberta and municipally described as:

 Suite 4 – 10651 80 Avenue NW Edmonton, AB T6E 1V6

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 smoke alarm was detached from the mount.
- b. The kitchen sink was leaking into a bucket at the time of inspection.
- c. The ceiling and wall within the bathroom had signs of water damage present.
- d. The flooring within the bathroom was significantly damaged. There were large gaps between individual flooring tiles. Furthermore, some sections of the flooring were missing.
- e. The light within the bathroom was detached from the mount.
- f. A number of the walls within the suite had large holes present.
- g. The kitchen counter was in disrepair. There was a large gap present between the edge of the sink and the surface of the counter.
- h. One of the stove knobs was missing.
- i. The door handle and the material surrounding the door handle were significantly damaged.
- j. One of the windows within the suite was cracked and broken.

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 smoke alarm was detached from the mount. This is in violation of Section 12(a) 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."
- b. The kitchen sink was leaking into a bucket at the time of inspection. This is in contravention of Section 6(c) of the Minimum Housing and Health Standards, which states that "Every housing premises shall be connected to the public sewage system, or to an approved private sewage disposal system....(c) All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside."
- c. The ceiling and wall within the bathroom had signs of water damage present. 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."

- d. The flooring within the bathroom was significantly damaged. There were large gaps between individual flooring tiles. Furthermore, some sections of the flooring were missing. This is in contravention of Section 5(a) of the Minimum Housing and Health Standards, which states that “(a) 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”
- e. The light within the bathroom was detached from the mount. 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.”
- f. A number of the walls within the suite had large holes present. 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. (a) 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. (b) Rooms and sections of rooms that are used for food preparation and cooking shall have walls and floors constructed of materials which do not provide harbourage to dirt, grease, vermin and bacteria and that are easily kept clean.”
- g. The kitchen counter was in disrepair. There was a large gap present between the edge of the sink and the surface of the counter. This is in contravention of Section 14(a)(iii) of the Minimum Housing and Health Standards, which states that “a counter or table used for food preparation which shall be of sound construction and furnished with surfaces that are easily cleaned;”
- h. One of the stove knobs was missing. This is in contravention of Section 14(a)(iv) of the Minimum Housing and Health Standards, which states that “a stove and a refrigerator that are maintained in a safe and proper operating condition. The refrigerator shall be capable of maintaining a temperature of 4 degrees C. (40°F).”
- i. The door handle and the material surrounding the door handle were significantly damaged. 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.”
- j. One of the windows within the suite was cracked and broken. 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.”

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

1. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Repair the smoke alarm to ensure it is secured to the mount and maintained in proper, operating condition.
 - b. Repair the kitchen sink and abate the leak.
 - c. Abate the source of the leak above the bathroom. Remove and replace any water damaged materials.

- d. Repair the damaged flooring in the bathroom. Replace the missing sections of flooring to ensure the surface is smooth and easy to clean.
- e. Repair the light within the bathroom to ensure it is maintained in a safe, properly operating condition.
- f. Repair the damaged walls throughout the suite.
- g. Repair the kitchen counter and replacing the caulking surrounding the kitchen sink.
- h. Replace the missing stove knob.
- i. Repair the entry door to the suite and replace the damaged handle. Ensure the lock to the front door is maintained in proper operating condition.
- j. Replace the cracked and broken windowpane.

2. The work referred to in paragraph 1 shall be completed by December 1, 2023.

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, October 27, 2023.

Confirmation of a verbal order issued to Joselyn Groleau on October 26, 2023.

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 the Public Health Appeal Board or visiting their website.

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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>

Edmonton • Environmental Public Health

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www.albertahealthservices.ca/eph.asp