

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

To: David Roles
"the Owner"

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

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

Basement Suite - 10903 62 Avenue NW Edmonton, Alberta T6H 1N3

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 windows in the basement suite were blocked from the inside (there was a board present on the window which had been screwed in place). As a result, egress was not possible via the windows.
- b. There was a large accumulation of mouse droppings present in the furnace room.
- c. There was an open junction box present in the kitchen at the time of inspection. Furthermore, one of the electrical outlets was missing a plate cover.
- d. There were holes present in the ceiling of the basement suite entrance and washroom. Furthermore, the paint in the hallway was worn.
- e. The hot water handle for the sink bathroom was not in operation.
- f. There was no fan or openable window present in the basement bathroom to provide ventilation to the space.
- g. The inside of the shower was covered with a plastic material and tape (as a result, the walls of the shower were not smooth, impervious to moisture, and easy to clean).

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 windows in the basement suite were blocked from the inside (there was a board present on the window which had been screwed in place). As a result, egress was not possible via the windows. This is in contravention of Section 3(b)(i) which states that "*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.*"

- b. There was a large accumulation of mouse droppings present in the furnace room. This is in contravention of Section 16(a) of the Minimum Housing and Health Standards, which states that *“The owner shall ensure that the housing premises are free of insect and rodent infestations.”*
- c. There was an open junction box present in the kitchen at the time of inspection. Furthermore, one of the electrical outlets was missing a plate cover. 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.”*
- d. There were holes present in the ceiling of the basement suite entrance and washroom. Furthermore, the paint in the hallway was worn. 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.”*
- e. The hot water handle for the sink bathroom was not in operation. This is in contravention of Section 6(a) of the Minimum Housing and Health Standards, which states that *“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 the disposal system shall be maintained in a proper operating condition.”*
- f. There was no fan or openable window present in the basement bathroom to provide ventilation to the space. This is in contravention of Section 7(c) of the Minimum Housing and Health Standards, which states that *“All rooms containing a flush toilet and/or bathtub or shower shall be provided with natural or mechanical ventilation.”*
- g. The inside of the shower was covered with a plastic material and tape (as a result, the walls of the shower were not smooth, impervious to moisture, and easy to clean). This is in contravention of Section 5(a) of the Minimum Housing and Health Standards, which states that *“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 May 31, 2022.
- 2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Remove the boards and coverings for the window in the basement suite. Ensure the window provides an unobstructed opening of at least 3.8 ft² (with no dimension less than 15 inches).
 - b. Retain a qualified pest control professional to treat and remove the mouse infestation. Provide documentation to this office in regards to any treatments and inspections conducted.

- c. Install covers for the open junction box and outlet cover in the basement suite kitchen.
 - d. Repair the holes in the ceiling and damaged paint.
 - e. Repair the hot water handle to ensure hot and cold water are supplied to the bathroom washbasin.
 - f. Install a working fan in the bathroom to ensure ventilation is provided to the space.
 - g. Repair the walls and surfaces within the shower to ensure the surface is smooth, easy to clean, and all corners/joints form tight seals.
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, May 5, 2022

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 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>

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Edmonton • Environmental Public Health

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www.albertahealthservices.ca/eph.asp