

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

To: Ahmed A Ahmed
"the Owner"

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

RE: Those housing premises located in Edmonton, Alberta and municipally described as:
11149 96 Street NW T5G 1S8

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 ceiling in the kitchen and washroom is missing.
- b. The trusses in the roof/ceiling are damaged and rotted.
- c. There are concerns regarding the structural integrity of the floor and roof. Makeshift supports were present in the basement, that appeared to support the main floor.
- d. The main floor ceiling and roof show signs of water infiltration.
- e. A large amount of ceiling insulation had fallen from its original placement. Debris is present on kitchen surfaces.
- f. There are exposed electrical outlets and wires.
- g. The back door exterior stairs are missing, resulting in a drop greater than 5 feet.
- h. There is a hole in the wall of the kitchen exposing the washroom plumbing.
- i. The flooring in the kitchen and washroom is damaged and not smooth and easy to clean.
- j. The bedroom window and back door casing is missing.
- k. Weather stripping is missing along the bottom back door, resulting in lighting being visible from inside.
- l. The rise and run of the front entrance stairway to the home is not consistent/uniform. The stairway contained two sections in which the run of one stairway intersects/was located perpendicular to the rise of another.
- m. The front stairs handrails spindles are loose.
- n. The bathroom sink is damaged.

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 ceiling in the kitchen and washroom is missing. This is 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 trusses in the roof/ceiling are damaged and rotted. This 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.”
 - c. There are concerns regarding the structural integrity of the floor and roof. Makeshift supports were present in the basement, that appeared to support the main floor. This is in contravention of Section 1(a) of the Minimum Housing and Health Standards, which states “The housing premises shall be structurally sound.”
 - d. The ceiling and roof show signs of water infiltration. This is in contravention of Section 2(a) of the Minimum Housing and Health Standards, which states “The roof and exterior cladding of walls shall be maintained in a waterproof, windproof and weatherproof condition.”
 - e. A large amount of ceiling insulation had fallen from its original placement. Debris is present on kitchen surfaces. This is in contravention of Section 5(2) of the Housing Regulation, which states “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.”
 - f. There are exposed electrical outlets and wires. This is in contravention of Section 11 of the Minimum Housing and Health Standards, which states “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.”
 - g. The back door exterior stairs are missing, resulting in a drop greater than 5 feet. This is in contravention of Section 3(c)(i) of the Minimum Housing and Health Standards, which 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.”
 - h. There is a hole in the wall of the kitchen exposing the washroom plumbing. This is 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.”
 - i. The flooring in the kitchen and washroom is damaged and not smooth and easy to clean. This is 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. (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.”
 - j. The bedroom window and back door casing is missing. This is 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.”
 - k. Weather stripping is missing along the bottom back door, resulting in lighting being visible from inside. This is in contravention of Section 2(b)(i) 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.”

- i. The rise and run of the front entrance stairway to the home is not consistent/uniform. The stairway contained two sections in which the run of one stairway intersects/was located perpendicular to the rise of another. This is in contravention of Section 3(c)(i) of the Minimum Housing and Health Standards, which 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.”
- m. The front stairs handrails spindles are loose. This is in contravention of Section 3(c)(i) of the Minimum Housing and Health Standards, which 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.”
- n. The bathroom sink is damaged. This is in contravention of Section 6(a) of the Minimum Housing and Health Standards which states “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.”

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 August 14, 2023.
2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Retain the services of a Professional Engineer, registered to practice in the Province of Alberta, to provide a structural certification report on the structural integrity of the home. This report shall:
 - Provide the engineer’s professional opinion on the structural integrity of the entire building, with specific comment on the individual component thereof (including support structure, ceilings, floors, and roof) and whether the building is safe for occupancy.
 - Be affixed with the Engineer’s Signature and professional seal.
 - Be accompanied by a detailed design repair method, complete with drawings or plans to be affixed with the Engineer’s signature and professional seal.The repairs must be carried out by a qualified individual under the direction of the Professional Engineer.
 - b. Replace and repair all damaged and rotted building materials, including damaged trusses and water damaged ceiling material.
 - c. Repair the roof and exterior cladding so that it is maintained in a waterproof, windproof and weatherproof condition.
 - d. Remove and abate all damaged material and loose insulation in compliance with the Alberta Asbestos Abatement Manual and Alberta Occupational Health and Safety. All documentation and results of potential testing are to be provided to the offices of Environmental Public Health.
 - e. Repair all electrical wires and outlets that are in disrepair.

- f. Replace stairs to the back door with stairs that are that are in compliance with Alberta Building Code.
 - g. Repair all damaged walls, ceilings and floors and ensure they are smooth, impervious to moisture and easy to clean.
 - h. Repair and replace all weatherstripping at the back door so that it is waterproof, windproof, and weatherproof.
 - i. Repair the front stairs, and front stair's handrails so that they are in compliance with Alberta Building Code.
 - j. Repair or replace the washroom sink.
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 Alberta, Alberta, August 1, 2023

Confirmation of a verbal order issued to Ahmed A Ahmed on July 20, 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.

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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