

- b. Baseboard was missing in multiple locations throughout the premises. This is in contravention of section III 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.
- c. Drywall is damaged and holes were observed in multiple locations. This is in contravention of section III 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.
- d. The basement bedroom ceiling was in disrepair, the ceiling tiles were damaged or missing. This is in contravention of section III 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.
- e. The back entrance door frame and drywall surrounding it was damaged. This is in contravention of section III 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.
- f. The stairs at the front and back entrance were in disrepair, the nosing and the covering on the steps was lifting, broken or missing. This is in contravention of section III (3) (c) (i) of the Minimum Housing and Health Standards that 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.
- g. There was no handrail installed on the stairs leading to the basement. This is in contravention of section III (3) (c) (i) of the Minimum Housing and Health Standards that 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. The mainfloor bathroom window was not closing properly, there was a gap of about 1 inch on the left side. This is in contravention of section III 2 (b) (i) of the Minimum Housing and Health Standards which states that: The owner shall ensure the housing premises is structurally sound, in a safe condition, in good repair, and maintained in a waterproof, windproof and weatherproof condition. 2 (b) (i) All windows and exterior doors shall be maintained in a waterproof, windproof and weatherproof condition.
- i. There was no smoke alarm installed on the mainfloor or in the basement. This is in contravention of section IV 12 of the Minimum Housing and Health Standards which states that: Smoke alarm 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 alarm shall be operational and in good repairs at all times.
- j. The furnace was not operational, it was confirmed by an ATCO report, the furnace needs assessment and repair by a qualified heating contractor. This is in contravention of section IV 8 (a) of the Minimum Housing and Health Standards which states that: (a) All heating facilities within a housing premises are to be properly installed and maintained in

good working condition, and be capable of safely and adequately heating all habitable rooms, bathrooms, and toilet rooms within the building to a temperature of (i) at least 22°C(71°F), or (ii) maintained at a temperature of at least 22°C(71°F) when the control of the supplied heat in a dwelling is the responsibility of a person other than the occupant.

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 November 3, 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. Repair or replace the damaged carpet, baseboard, drywall and ceiling tiles and ensure all walls, windows, ceilings, floors, and floor coverings are maintained in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean.
 - b. Repair the damaged back door inside door frames.
 - c. Repair the damaged stairs on the front and the back entrance.
 - d. Install handrails on the stairs leading to the basement.
 - e. Repair or replace the mainfloor bathroom window to ensure it is in a weatherproofing condition.
 - f. Install functional smoke alarms on each floor between the sleeping areas and the remainder of the suite.
 - g. Hire a qualified heating contractor to assess and repair the furnace accordingly. Ensure the heating system is maintained in good working condition and is capable of safely and adequately heating all habitable rooms, bathrooms, and toilet rooms within the building to a temperature of (i) at least 22°C(71°F).
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, October 31, 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 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 King'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 King'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>