

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

To: 1924337 Alberta Inc.
“the Owner”

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

RE: Those housing premises located in Medicine Hat, Alberta and municipally described as:
Unit 3 – 168 8 Street SE.

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. There was water ingress through the basement walls.
- b. Various indoor finishes and surfaces were in disrepair, including but not limited to:
 - a. Cracks in walls and ceilings.
 - b. Staining and moisture damage of ceilings, walls and floors.
 - c. Flooring was separated and not tight fitting.
- c. The tub was damaged and no longer in good condition.
- d. There were various leaks with the sewage plumbing lines and connections, and the tub drain fixture was not secure.
- e. The building was not weatherproof as the exterior stucco was missing in various locations exposing bare wood sheathing.
- f. The entry door was missing weatherstripping.
- g. There was a cracked window at the top of the stairs to the basement.

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. There was water ingress through the basement walls. This is in contravention of section III.(1)(b) of the Minimum Housing and Health Standards, which states: Basements,

cellars or crawl spaces shall be a) structurally sound, maintained in good repair and free from water infiltration and accumulation.

- b. Various indoor finishes and surfaces were in disrepair. 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. The tub was damaged and no longer in good condition. This is in contravention of IV.(6)(a), 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, pump out sewage holding tanks, septic tanks and the disposal system shall be maintained in a proper operating condition.
- d. There were various leaks with the sewage plumbing lines and connections, and the tub drain fixture was not secure. This is in contravention of IV.(6)(a), 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, pump out sewage holding tanks, septic tanks and the disposal system shall be maintained in a proper operating condition.
- e. The building was not weatherproof as the exterior stucco was missing in various locations exposing bare wood sheathing. This is in contravention of section 3(1)(a)(iv.) of the Housing Regulation, which states: ... an owner shall ensure that the housing premises are maintained in a waterproof, windproof, and weatherproof condition.
- f. The entry door was missing weatherstripping. This is in contravention of III.(2)(b) 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.
- g. There was a cracked window at the top of the stairs to the basement. This is in contravention of III.(2)(b) 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.

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 24 March 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. Ensure proper measures are undertaken to repair leaks in the basement foundation and prevent the ingress of water into the basement space.

- b. Repair all damaged finishes in the home.
 - c. Repair the tub, fixtures, and overall plumbing sanitary sewer structure of the premises.
 - d. Any building material with evidence of mould or rot/damage shall be properly remediated or replaced with new building materials to ensure they are structurally sound and free from amplified mould growth.
 - e. Properly repair the exterior stucco of the home to ensure it is weather resistant.
 - f. Properly replace the weatherstripping around the exterior door.
 - g. Properly replace the windowpane of the cracked window.
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 Medicine Hat, Alberta, 5 March 2024

Confirmation of a verbal order issued to the Tenant and Hammad Raza on 1 March 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>

Template revised October 13, 2022

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