

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

To: Eva Yuen
"the Owner"

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

RE: Those housing premises located in 7703 41 Avenue NW – Unit 3, Alberta and municipally described as: 7703 41 Avenue NW – Unit 3

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. Live cockroaches were found in sticky traps in the unit.
- b. The window in the east bedroom could not lock.
- c. The paint was chipped away, and bare wood was exposed on the patio door sill.
- d. There was unfinished drywall on the cabinet under the kitchen sink.
- e. The baseboards in the hall in the basement were detaching from the wall and their finish was deteriorating.
- f. A portion of the wall in the basement hall was not painted.
- g. There was unfinished drywall on the back wall of the bathroom sink cabinet.
- h. The laundry vent had holes that were not completely covered with duct tape.
- i. The caulking seal at the joint of bathtub and tub surround was mouldy.
- j. The bottom plywood portion of the unit's deck was detaching from the deck structure.
- k. The insect screens were missing in the windows of the southwest corner bedroom and the east facing bedroom.

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. Live cockroaches were found in sticky traps in the unit. This is a contravention of section V(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.
- b. The window in the east facing bedroom could not lock. This is a contravention of section III(3)(a) of the Minimum Housing and Health Standards which states that: Exterior windows and doors shall be capable of being secured.
- c. The paint was chipped away, and bare wood was exposed on the patio door sill. This is a contravention of section III(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.
- d. There was unfinished drywall on the cabinet under the kitchen sink. This is a contravention of section III(5)(b) of the Minimum Housing and Health Standards which states that: 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.
 - e. The baseboards in the hall in the basement were detaching from the wall and their finish was deteriorating. This is a contravention of section III(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.
 - f. A portion of the wall in the basement hall was not painted. This is a contravention of section III(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.
 - g. There was unfinished drywall on the back wall of the bathroom sink cabinet. This is a contravention of section III(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.
 - h. The laundry vent had holes that were not completely covered with duct tape.
 - i. The caulking seal at the joint of bathtub and tub surround was mouldy. This is a contravention of section III(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.
 - j. The bottom plywood portion of the unit's deck was detaching from the deck structure. This is a contravention of section III(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.
 - k. The insect screens were missing in the windows of the southwest corner bedroom and the east facing bedroom. This is a contravention of section III(2)(b)(iii) of the Minimum Housing and Health Standards which states that: During the portion of the year when there is a need for protection against flies and other flying insects, every window or other device intended for ventilation shall be supplied with effective screens.

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 July 1, 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. Continue using the services of a professional pest control operator to inspect, treat, and eradicate the cockroach infestation. Provide documentation of work completed from professional pest management to an Executive Officer of Alberta Health Services. Documentation must indicate the affected unit, adjacent units, and common areas have been treated and that the entire complex is free of cockroaches.
 - b. Modify the window in the east facing bedroom or replace the locks so the noted window can lock.
 - c. Refinish the patio door windowsill.
 - d. Refinish the cabinet under the kitchen sink.
 - e. Replace the basement hall baseboards.
 - f. Properly finish unfinished portion of the basement wall.
 - g. Refinish the backwall of the bathroom cabinet.
 - h. Repair the drawer by the refrigerator.
 - i. Replace and properly install laundry vent.
 - j. Remove and replace mouldy caulking from the joint of the bathtub and tub surround.
 - k. Install tight fitting insect screens on the windows of southwest corner bedroom and the east facing bedroom.
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 Calgary, Alberta, June 15, 2022
Confirmation of a verbal order issued to Eva Yuen on June 10th, 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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<https://www.ahs.ca/eph>