

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

To: Ron Steinbach
"the Owner"

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

RE: Those housing premises located in Edmonton, Alberta and municipally described as:
10427 70 Avenue NW

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. Electrical outlets near kitchen sink are not GFI
- b. Exposed wires hanging from ceiling areas in basement
- c. Electrical switch not secured to wall in basement, several electrical faceplates are cracked throughout the house
- d. Flooring in bathroom is lifting
- e. Paint on walls and ceiling in bathroom is damaged and peeling
- f. Paint in back porch is peeling
- g. Several areas of unfinished drywall/wood panel in (main floor) bathroom
- h. Headroom clearance on stairs from attic to main floor is less 5' 2"
- i. Water tap on bathroom sink does not work (no water when turned), and water to bathtub has very low pressure
- j. Kitchen sink drain is leaking
- k. Toilet in main floor bathroom is not secured to the floor
- l. Windows are missing locks and not able to be secured
- m. Handrail from attic to main floor is not continuous
- n. Handrail from main floor to basement is not continuous
- o. Front exterior stairs are damaged and falling apart
- p. Main floor bedroom windows do not open easily and do not stay open in the event of an emergency. Storm sashes are held in place with butterfly clips on the outside preventing emergency egress
- q. Windows in attic bedroom do not open properly for emergency egress
- r. No smoke alarms within the house
- s. Water damage and mold noted under the kitchen sink in the cupboard and wall
- t. Several single pane windows throughout the property are broken including the storm sash windows
- u. Several windows are missing screens or have broken screens
- v. Front door has several holes in it

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. Items (a), (b) and (c) are in contravention of section IV (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.
- b. Items (d), (e), (f) and (g) are in 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. (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.
- c. Item (h) is in contravention of section 5(2) of the Housing Regulation which states that: 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.
- d. Items (i), (j) and (k) are in contravention of section IV 6(a)(b) and (c) of the Minimum Housing and Health Standards which states that: Every housing premises shall be connected to the public sewage system, or to an approved private sewage disposal system. (a) 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. (b) Adequate water volume and pressure shall be provided to ensure the proper operation and flushing of all fixtures. (c) All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.
- e. Item (l) is in contravention of section III 3(a) of the Minimum Housing and Standards which states that: Exterior windows and doors shall be capable of being secured.
- f. Items (m), (n) and (o) are in contravention of section III 3(c)(i) of the Minimum Housing and Health Standards which states that: 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. Items (p) and (q) are in contravention of section III 3(b)(i)(ii) of the Minimum Housing and Health Standards 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. (ii) Windows referred to in section 3(b)(i) shall provide unobstructed openings with areas not less than 0.35 m² (3.8ft²), with no dimension less than 380 mm (15”).
- h. Item (r) is on contravention of section IV 12 of the Minimum Housing and Health Standards which states that: Smoke alarms 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 alarms shall be operational and in good repair at all times.

- i. Item (s) is in 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.
- j. Items (t), (u) and (v) are in contravention of section III 2(b)(i)(iii) of the Minimum Housing and Health Standards which states that: All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof. (iii) 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 September 15, 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. Replace electrical outlets near water sources with GFI receptacles
 - b. Terminate all exposed wires in basement and secure switches to wall box
 - c. Replace all cracked and damaged faceplates around light switches and electrical outlets
 - d. Repair or replace bathroom flooring. Ensure it forms a watertight seal with the bathtub and walls
 - e. Repaint areas of damaged paint in bathroom and back porch as well as any unfinished drywall/wood in main floor bathroom. Ensure surfaces are smooth, non-absorbent and easily cleaned
 - f. Correct headroom clearance on stairs from main floor to attic to ensure a minimum 6' 5" or convert attic to a day use only or storage area
 - g. Repair water service to bathroom hand sink and ensure the sink and bathtub booth have adequate water pressure.
 - h. Repair leak under kitchen sink
 - i. Repair toilet to ensure it is properly seated on the floor and does not move or rock
 - j. Install proper window locks on openable windows
 - k. Install additional handrails on both the stairs to the attic and basement to ensure a continuous handrail is available for the full length of the stairway
 - l. Repair damaged front exterior stairs
 - m. Replace all broken or cracked windows
 - n. Repair or replace windows in bedrooms to ensure they meet emergency egress requirements of 3.8 ft² of unobstructed openable space with no dimensions less than 15" and can maintain opening once opened.
 - o. Install smoke alarms on each level of the home
 - p. Remove and replace water damaged and moldy drywall and cabinets under kitchen sink
 - q. Repair or replace broken storm sash windows. Ensure that they can be removed from the interior of the home as needed for emergency egress
 - r. Install insect screens on all openable windows
 - s. Repair or replace damaged front door

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, September 1, 2022
Confirmation of a verbal order issued to Ron Steinbach on September 1, 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>