

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

To: Amandeep Singh
"the Owner"

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

RE: Those housing premises located in Edmonton, Alberta and municipally described as:
10430 65 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. There were signs of water infiltration inside the basement bedroom. A look from the outside suggested that the negative grading towards the foundation was causing water to pool around it.
- b. Mould was present along the bottom of the south wall panels of the basement bedroom.
- c. There were holes in the ceiling of the master bedroom, and the staircase wall.
- d. There was water staining on the ceiling of the laundry room.
- e. There was no ceiling in the basement washroom.
- f. The window locks were not functioning on the master bedroom and second bedroom windows.
- g. There was a crack in the west foundation extending from the window in the basement bedroom to the southwest corner.
- h. The front storm door was missing a windowpane and the laundry room is missing a glass pane.
- i. The deck in the backyard had a large opening adjacent to the hot tub.
- j. The upstairs bedroom and basement bathroom doors were damaged.
- k. The light switch cover in the master bedroom was broken.

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 were signs of water infiltration inside the basement bedroom. A look from the outside suggested that the negative grading towards the foundation was causing water to pool around it. This is in contravention of Section 1(b) of the Minimum Housing and Health Standards, which states "Basements, cellars or crawl spaces shall be structurally sound, maintained in good repair and free from water infiltration and accumulation."

- b. Mould was present along the bottom of the south wall panels of the basement bedroom. 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 were holes in the ceiling of the master bedroom, and the staircase wall. 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.”
- d. There was water staining on the ceiling of the laundry room. 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.”
- e. There was no ceiling in the basement washroom. This is in contravention of Section 5(a) of the Minimum Housing and Health Standards, which states “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.”
- f. The window locks were not functioning on the master bedroom and second bedroom windows. This is in contravention of Section 3(a) of the Minimum Housing and Health Standards, which states “Exterior windows and doors shall be capable of being secured.”
- g. There was a crack in the west foundation extending from the window in the basement bedroom to the southwest corner. This is in contravention of Section 1(b) of the Minimum Housing and Health Standards, which states “Basements, cellars or crawl spaces shall be structurally sound, maintained in good repair and free from water infiltration and accumulation.”
- h. The front storm door was missing a windowpane and the laundry room is missing a glass pane. This is in contravention of Section 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”
- i. The deck in the backyard had a large opening adjacent to the hot tub. 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.”
- j. The upstairs bedroom and basement bathroom doors were damaged. 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.”
- k. The light switch cover in the master bedroom was broken. 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.”

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 30, 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. Investigate and repair the source of the water infiltration including the grading outside of the property. Remove all water damaged material, and replace it with material that it is smooth, non-absorbent to moisture, and easy to clean. Ensure that work completed follows the Alberta Asbestos Abatement Manual.
 - b. Removed all contaminated mouldy materials from the basement.
 - c. Replace or repair all damaged finishes, so that they are smooth, and easy to clean, including the damage water tiles in the laundry room, ceiling in the master bedroom, and the staircase walls.
 - d. Install a ceiling in the basement bathroom that is smooth, impervious to moisture and easy to clean.
 - e. Replace and repair all broken and missing windowpanes, including the front storm door, and the laundry room window.
 - f. Repair and replace window locks so that all exterior doors and windows have functioning locks.
 - g. Retain the services of a Qualified Foundation Contractor or 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 foundation, with specific comment on the individual component thereof and whether the building is safe for occupancy.
 - 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.
 - h. Repair the hole in the deck or install handrails to mitigate the hazard of a fall.
 - i. Repair or replace the bedroom and bathroom doors.
 - j. Replace the broken light switch cover in the master 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 Edmonton, Alberta, October 31, 2023.

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>