

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

**To:** Boulevard Real Estate Equities Ltd.  
"the Owner"

**And To:** All Occupant(s) of the following Housing premises: Unit 12 – 11832 88 Street NW

**RE:** Those housing premises located in Edmonton, Alberta and municipally described as:  
Unit 12 – 11832 88 Street 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 was no smoke alarm installed near the bedroom.
- b. There was evidence of a severe cockroach infestation on-site. Numerous live and dead cockroaches, of all life stages, were present throughout the unit.
- c. There was evidence of a severe mouse infestation on-site. Significant amounts of droppings and nesting materials were present throughout the unit.
- d. There was evidence of water damage along the southwest wall and ceiling of the kitchen.
- e. There was evidence of water infiltration along the east corner of the bedroom ceiling and walls.
- f. There was a hole near the bottom of the drywall in the west corner of the bedroom.
- g. The exterior portion of the washroom door frame was damaged.

**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 no smoke alarm installed. This is in 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.
- b. There was evidence of a severe cockroach infestation on-site. Numerous live and dead cockroaches, of all life stages, were present throughout the unit. This is in 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.
- c. There was evidence of a severe mouse infestation on-site. Significant amounts of droppings and nesting materials were present throughout the unit. This is in

- 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.
- d. There was evidence of water damage along the southwest wall and ceiling of the kitchen. This 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.
  - e. There was evidence of water infiltration along the east corner of the bedroom ceiling and walls. This 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.
  - f. There was a hole near the bottom of the drywall in the west corner of the bedroom. This is 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.
  - g. The exterior portion of the washroom door frame was damaged. This is 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.

**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 October 1, 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. Install a functioning smoke alarm near the bedroom.
  - b. Hire the services of a professional pest control company to inspect, treat, and eradicate the cockroach infestation. Provide documentation of the work completed to an Executive Officer of Alberta Health Services.
  - c. Hire the services of a professional pest control company to inspect, treat, and eradicate the mouse infestation. Provide documentation of the work completed to an Executive Officer of Alberta Health Services.
  - d. Investigate and correct the source of the apparent water infiltration. Ensure all water damaged and/or moldy materials are removed and replaced.
  - e. Investigate and correct the source of the apparent water infiltration. Ensure all water damaged and/or moldy materials are removed and replaced.
  - f. Properly finish the drywall.
  - g. Repair or replace the exterior door frame.
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 27, 2023.  
Confirmation of a verbal order issued to Mohit Lodhia on September 27, 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](mailto: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.

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>

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