

ORDER OF AN EXECUTIVE OFFICER

To: Abosede Omobowale Akinleye
“the Owner”

RE: Those housing premises located in Edmonton, Alberta and municipally described as:
9522 106A Avenue NW, Edmonton, AB, T5H 0S8

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:

Basement

- a. Mouse droppings in the basement including the corner floor across from the hot water tank and on top of the hot water tank.

Common

- b. Mouse droppings were noted in the main floor kitchen cupboard during the August 16, 2023, September 20, 2023, and December 21, 2023, site visit. Pest control was performed by AI Pest Master Inc on September 15, 2023, to install new bait stations for mice treatment. Report recommended second treatment and bait refilling after 1 month.
- c. The side of the main floor kitchen cupboard next to the stove was porous and not easy to clean.
- d. Light on the north section of second-floor hallway was not functional.

Suite 1

- e. Egress window did not open easily.
- f. Insect screen missing from the openable window.

Suite 6 (Second floor kitchen)

- g. Some single panes are present on the windows in the kitchen.
- h. Insect screen was missing from the NE openable window.

Suite 9

- i. Vent was covered by a piece of cardboard.

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:

Basement

- a. Mouse droppings in the basement including the corner floor across from the hot water tank and on top of the hot water tank. This is in contravention of section 16(a) of the Minimum Housing

and Health Standards which states the owner shall ensure that the housing premises are free of insect and rodent infestations.

Common

- b. Mouse droppings were noted in the main floor kitchen cupboard during the August 16, 2023, September 20, 2023, and December 21, 2023, site visit. Pest control was performed by AI Pest Master Inc on September 15, 2023, to install new bait stations for mice treatment. Report recommended second treatment and bait refilling after 1 month. This is in contravention of section 16 of the Minimum Housing and Health Standards which states the owner shall ensure that all rooms and other areas used in common by the occupants of the individual dwellings are maintained in a clean and sanitary condition. Section 16(a) of the Minimum Housing and Health Standards states that the owner shall ensure that the housing premises are free of insect and rodent infestations.
- c. The side of the main floor kitchen cupboard next to the stove was porous and not easy to clean. This is in contravention of section 14(a) (iii) of the Minimum Housing and Health Standards which states that every housing premises shall be provided with a food preparation area, which includes: a counter or table used for food preparation which shall be of sound construction and furnished with surfaces that are easily cleaned.
- d. Light on the north section of second-floor hallway was not functional. This is in contravention of section 13 of the Minimum Housing and Health Standards which states that every public hallway and stairway in a housing premises with multiple dwellings shall be adequately lighted by natural or artificial light at all times, providing in all parts thereof at least 50 lux of light at each tread or floor level.
- e. There was a corner trim in the second-floor washroom next to the toilet that was separated from the wall which did not allow a watertight seal with the wall. The edge of the baseboards and casing on the wall outside the second-floor shower was not finished. These items are in contravention of section 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. Section 5(a) of the Minimum Housing and Health Standards 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.

Suite 1

- f. Egress window did not open easily. This is in contravention of section 3(b)(i) 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.
- g. Insect screen missing from the openable window. This is in contravention of section 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.
- h. Part of flooring was lifted and not easily cleanable. This is in contravention of section 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.

Suite 6 (Second floor kitchen)

- i. Some single panes are present on the windows in the kitchen. This is in contravention of section 2(b)(ii) of the Minimum Housing and Health Standards which states that in housing premises intended for use during the winter months, windows in habitable rooms shall protect against cold weather through the provision of a storm sash, double glazing, or other durable thermal/air resistant barrier as may be approved by the Executive Officer.
- j. Insect screen was missing from the NE openable window. This is in contravention of section 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.

Suite 7

- k. Flooring by the refrigerator has lifted and was not easily cleanable. This is in contravention of section 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.

Suite 9

- l. Vent was covered by a piece of cardboard. This 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.

NOW THEREFORE, I hereby **ORDER** and **DIRECT**:

1. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:

Common

- a. Clean and disinfect the area contaminated by mice and their droppings adhering to proper safety precautions and hire a pest control operator to address the pest infestation in the building. Email the most recent pest control records to Environmental Public Health for review.
- b. Finish the side of the main floor kitchen cupboard next to the stove so that it is easily cleanable.
- c. Replace the lightbulb in the north section of second-floor hallway and ensure there is adequate lighting.
- d. Seal the corner piece in the second-floor washroom so that it has a watertight seal with the wall. Finish/paint the edge of the baseboards and casing outside the second-floor shower so that it is smooth, non-absorbent to moisture and easy to clean.

Suite 1

- e. Fix the egress window so that it is easily openable.
- f. Install an insect screen on the bedroom window.
- g. Repair or replace the flooring in the bedroom so that it is in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean.

Suite 6

- h. Install a storm sash, double glazing, or other durable thermal/air resistant barrier as may be approved by the Executive Officer for the single pane windows.
- i. Install an insect screen on the NE openable window.

Suite 7

- j. Repair or replace the flooring in the bedroom so that it is in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean.

Suite 9

- k. Remove the piece of cardboard covering the vent.

2. The work referred to in paragraph 1 shall be completed by the following dates:

- a. Items (a, b, c, e, and k) to be completed by April 11, 2024.
- b. Remainder of items to be completed no later than May 9, 2024.

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, March 20, 2024

Confirmation of a verbal order issued to Abosede Omobowale Akinleye on Saturday, March 23, 2024.

Executive Officer
Alberta Health Services

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>

Copy Safe Housing

Edmonton • Environmental Public Health

Suite 700 – 10055 106 Street NW, Edmonton, AB, Canada, T5J 2Y2

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