

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

To: 2362506 Alberta Ltd. Michael Oliveira
"the Owner" "the Owner"

Celtic Property Management
"the Manager"

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

RE: Those housing premises located in Edmonton, Alberta and municipally described as:
12321 82 Street Unit 6

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. No running potable water within the unit
- b. No operational smoke alarm adjacent to sleeping areas
- c. No operational flush toilet, a wash basin and bathtub/shower
- d. No kitchen facilities: including access to a kitchen sink, suitable cupboard & counter space, operational stove & refrigerator
- e. The patio door cannot be properly secured
- f. Patio railing does not comply with Alberta Building Code
- g. Multiple unfinished building materials throughout the unit

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 is no running potable water supply serving the unit. This condition is contrary to section 9(a) of the Minimum Housing and Health Standards which states: "Every building used in whole or in part, as a housing premises must be supplied with a potable water supply of sufficient volume, pressure and temperature to serve the needs of the inhabitants. All hot running water shall be maintained at a temperature of not less than 46°C and not more than 60°C measured at the plumbing fixture."
- b. There is no operational smoke alarm adjacent to sleeping areas within the unit. This is in contravention of section 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."

- c. There is no access to washroom facilities. This is in contravention of section 7 of the Minimum Housing and Health Standards which states that: “Except where exempt by regulation, every housing premises shall be provided with plumbing fixtures of an approved type consisting of at least a flush toilet, a wash basin, and a bathtub or shower.”
- d. There is no access to kitchen facilities. This is in contravention of section 14(a) of the Minimum Housing and Health Standards which states that: “Every housing premises shall be provided with a food preparation area, which includes: (i) a kitchen sink that is supplied with potable hot and cold water and suitably sized to allow preparation of food, washing utensils and any other cleaning operation; and (ii) cupboards or other facilities suitable for the storage of food; and (iii) a counter or table used for food preparation which shall be of sound construction and furnished with surfaces that are easily cleaned; and (iv) a stove and a refrigerator that are maintained in a safe and proper operating condition. The refrigerator shall be capable of maintaining a temperature of 4 degrees C. (400F).”
- e. Patio door lock noted in disrepair. This condition 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.”
- f. Several areas of the unit have been gutted and lacking finished building materials. This condition 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.”

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 June 10, 2022.
2. The Owner immediately secure the unit by boarding up all possible entry points.
3. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Ensure the unit is supplied with potable running water.
 - b. Install a functional smoke alarm in the hallway between sleeping rooms.
 - c. Install an operational flush toilet, wash basin and bathtub/shower
 - d. Install a kitchen sink, suitable cupboard & counter space, operational stove & refrigerator.
 - e. Repair or replace patio so that all components including all treads, risers, supporting structural members, rails, guards and balconies, are in good repair and comply with the requirements of the Alberta Building Code.
 - f. Ensure all exterior windows and doors are capable of being secured.
 - g. Ensure all walls, windows, ceilings, floors, and floor coverings are in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean.

4. 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, June 10, 2022
Confirmation of a verbal order issued to Keri Roszko on June 9, 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>