

ORDER OF AN EXECUTIVE OFFICER

To: Saverio Scarpino
"the owner"

Karen Scarpino
"the owner"

Sam Scarpino
"property manager"

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

RE: The "housing premises" located in Edmonton, Alberta and municipally described as:
Main floor, 11430 - 81 Street
Lot 18, Block 3, Plan 5850R

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 no handrails on stairs outside.
- b. The pipe under the kitchen sink was leaking.
- c. The living room window was broken.
- d. There was visible light seen around the front door indicating a lack of weather stripping.
- e. There was evidence of bed bugs infestation in the suite and the tenant complained about bed bugs bites for 2 months.
- f. The insect screen on the dining area window was torn.
- g. The kitchen flooring was in disrepair; the kitchen floor tiles were cracked..
- h. The windows throughout the main floor were not supplied with effective insect screens.
- i. The bedroom doors on the main floor were broken.
- j. The floor transition piece between the laminate flooring and the bathroom tile by the bathroom door was missing.
- k. The bedroom window pane was missing (across the hallway).

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. Violation [a.] is in the contravention of section III(3)(c) of the Minimum Housing and Health Standards which states that: Inside or outside stairs or porches including all treads, risers, supporting structural members, rails, 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.
- b. Violation [b.] is in the contravention of section IV(6)(c) of the Minimum Housing and Health Standards which states that: All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.
- c. Violation [c.] and [d.] are in the contravention of section III(2)(b)(i) 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.
- d. Violation [k] is in contravention of section III(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.
- e. Violation [e.] is in the contravention 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.
- f. Violation [f.] and [h.] are in the contravention of section III(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.
- g. Violation [g.] is in the contravention of section III(5)(b) of the Minimum Housing and Health Standards which states that: Rooms and sections of rooms that are used for food preparation and cooking shall have walls and floors constructed of materials which do not provide harbourage to dirt, grease, vermin and bacteria and that are easily kept clean.
- h. Violation [i.] and [j.] are in the 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.

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;
 - a. Identify and remove source of water leak under the kitchen sink from the pipes. Ensure that all plumbing fixtures are serviceable, free from leaks, trapped and vented to the outside.
 - b. Install handrails for outside stairs. Ensure that all inside/outside hand rails and guards are maintained in good repair and comply with the requirements of the Alberta Building Code or a Professional Engineer design.
 - c. Ensure that all windows and exterior doors are maintained in good repair, free of cracks and weatherproof. Replace the broken living room window and replace the window pane on the bedroom window. Install adequate weather stripping for the front door.
 - d. Ensure floor coverings, walls and ceilings are in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean. Replace the cracked kitchen flooring/tiles, and install a transition strip between bathroom flooring and hallway laminate flooring.
 - e. Ensure all openable windows are fitted with effective insect screens which are in good repair. Replace the insect screen on the openable windows throughout the main floor.
 - f. Replace the damaged doors. Ensure all doors are in good repair, free of cracks, holes and in a condition that renders it easy to clean.
 - g. Ensure that the housing premises are free of insect and rodent infestation. Take any necessary action to eliminate the bed bugs infestation in the premise.

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1. Hire a licensed Pest Control Operator to inspect and treat **common areas and all suites** within 7 days.
 2. Treat all affected areas and **provide this office with detailed documentation of the pest control activities completed and/or pest control reports.**
 3. Utilize IPM (Integrated Pest Management) techniques to control the infestation
 4. Provide tenant(s) with proper education regarding preparation requirements prior to treatment.
 5. Continue pest control measures until the infestation has been cleared.
2. The work referred to in paragraph 1 shall be completed **by February 26, 2017** with the exception of sub-paragraph g. which shall be started **by February 2, 2017**. Provide written verification to Environmental Public Health that treatment has been initiated **by February 8, 2017**. Provide verification of ongoing pest control measures until the infestation has been cleared. In the event this premise becomes vacant it is to remain vacant until all the work in paragraph 1 has been complied with and an inspection is performed by an Environmental Health Officer with Alberta Health Services.

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, January 26, 2017

_____ (Original Signed) _____
Derya Akkaya, CPHI(C)
Executive Officer
Environmental Health Officer

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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, Telus Plaza North Tower
10025 Jasper Avenue NW
Edmonton, Alberta, T5J 1S6
Phone: 780-222-5186
Fax: 780-422-0914
Email: HealthAppealBoard@gov.ab.ca
Website: <http://www.health.alberta.ca/about/PHAB.html>

A Notice of Appeal form may be obtained by contacting Alberta Health Services at 780-342-0122 or by contacting the Public Health Appeal Board.

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: www.health.alberta.ca/about/health-legislation.html