

**ORDER OF AN EXECUTIVE OFFICER  
UNFIT FOR HUMAN HABITATION  
ORDER TO VACATE**

**To:** Wing Sheung Tso  
"the Owner"

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

**RE:** Those housing premises located in Edmonton, Alberta and municipally described as:  
**11447 96 Street NW (Lot 15, Block 16, Plan RN43)**

**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 evidence of water infiltration through the roof of the premises. The attic's interior ceiling was encapsulated with a plastic liner.
- b. The open-able area of the east attic bedroom window was measured to be approximately 19 x 22 ½ inches.
- c. The east attic bedroom window was not capable of being locked or secured.
- d. The east attic bedroom window screen was missing.
- e. The east attic bedroom light fixture was no longer secured to the ceiling. Electrical wires were protruding out of the ceiling.
- f. There was evidence of water damage and mould on the drywall surface under the east attic bedroom window.
- g. The open-able area of the west attic bedroom window was measured to be approximately 19 x 22 ½ inches.
- h. The west attic bedroom window was not capable of being locked or secured.
- i. The west attic bedroom window screen was missing.
- j. The west attic bedroom light fixture was not operational. The light fixture was tapped.
- k. The handrail on the stairs leading to the attic from the main floor was missing.
- l. The electrical protective covers were missing throughout the premises.
- m. The drywall surfaces throughout the premises were in disrepair and constructed of an unfinished material. There were multiple holes noted in the drywall throughout the premises.
- n. The door casings throughout the premises had lifted and detached.
- o. The door handle was missing on the door leading to the attic suites.
- p. The main floor hallway south window pane was broken.

- q. The main floor hallway south window frame had lifted and detached.
- r. The main floor west bedroom window was not capable of being opened. The window looks into the enclosed porch area.
- s. There were multiple floor transition strips that had detached throughout the premises.
- t. The baseboards had lifted and detached throughout the premises.
- u. There was evidence of water damage and mould under the west living room window.
- v. There were electrical wires protruding from the ceiling and wall of the main floor west bedroom.
- w. The main floor east bedroom window screen was in disrepair.
- x. There was evidence of water damage on the base of the kitchen cabinet under the sink. The surface covering had lifted and detached.
- y. The property was infested with mice. Evidence of activity (droppings) was noted under the kitchen sink.
- z. There was evidence of water damage and mould under the kitchen counter around the sink.
- aa. The kitchen floor tiles were in disrepair (cracked).
- bb. The gas line located behind the kitchen stove was not capped or sealed.
- cc. There was a large dip and multiple cracks in the dining room and kitchen ceiling.
- dd. The main floor bathroom toilet was constantly running. The flapper would not sit securely on the flush valve gasket.
- ee. The main floor bathroom hand sink cabinet faces had detached.
- ff. The main floor bathroom ceiling access panel was tapped to the ceiling.
- gg. The main floor bathroom window was sealed/encapsulated with a plastic liner. The window was not capable of being opened for ventilation purposes.
- hh. The main floor bathroom window pane was broken.
- ii. The main floor bathroom window frame had lifted and detached.
- jj. There was evidence of water damage and mould on the drywall around the bathtub/shower in the main floor bathroom.
- kk. The main floor bathroom bathtub/shower tile surround were in disrepair. There were multiple tiles that had lifted and detached.
- ll. There was evidence of water damage and mould on the bathtub/shower surround of the main floor bathroom. The bathtub/shower surround was wrapped/encapsulated with a plastic liner.
- mm. The paint covering the main floor bathroom ceiling had lifted and detached.
- nn. The deadbolt on the rear entrance door (off the east mud room) to the premises had detached.
- oo. The east mud room floor tile covering was in disrepair. The tiles had lifted and detached.
- pp. There were electrical wires protruding out of the east mud room wall.
- qq. The east mud room stair guard height was measured at 30 inches.
- rr. The floor covering on the stairs leading to the basement had lifted and detached.
- ss. The head clearance height at the base of the stairs leading to the basement was approximately 63 inches.
- tt. There was no handrail installed on the stairs leading to the basement.

- uu. The flooring in the basement showed signs of rot and/or deterioration.
- vv. There were multiple basement windows that were broken or removed. There were multiple basement windows that were boarded up.
- ww. There were multiple electrical wires protruding out of the drywalls in the basement.
- xx. The basement bathroom flooring had lifted and detached.
- yy. There were electrical wires protruding out of the basement bathroom drywall.
- zz. The basement bathroom hand-sink was not operational.
- aaa. The basement bathroom stand-up shower surround was in disrepair/cracked. The shower surround was repaired/encapsulated with a plastic liner. The basement bathroom ceiling was not finished.
- bbb. The hot water tank was not properly vented to the exterior of the premises. There was evidence of corrosion on the top of the hot water tank /connecting pipes.
- ccc. The furnace was not properly ducted to the exterior of the premises.
- ddd. The dryer was not properly vented to the exterior of the premises.
- eee. The rear entrance deck had no guards installed.
- fff. There was no handrail installed on the stairs leading to the rear entrance deck.
- ggg. There was no handrail installed on the stairs leading to the main entrance deck.
- hhh. The spacing between the spindles on the front deck guards were measured to be greater than 4 inches.
- iii. The exterior window casings had lifted and detached.
- jjj. The exterior roof eavestroughs had detached.
- kkk. There was evidence of large cracks in the foundations of the exterior of the premises.
- lll. The front porch showed signs of rot and/or deterioration.
- mmm. There were no smoke alarms installed throughout the premises.

**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 evidence of water infiltration through the roof of the premises. The attic's interior ceiling was encapsulated with a plastic liner. 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.
- b. The open-able area of the east attic bedroom window was measured to be approximately 19 x 22 ½ inches. This is in contravention of section III(3)(b)(i) of the Minimum Housing and Health Standards which states that: Windows referred to above shall provide unobstructed openings with areas not less than 0.35 m<sup>2</sup> (3.8ft<sup>2</sup>), with no dimension less than 380 mm (15”).
- c. The east attic bedroom window was not capable of being locked or secured. This is in contravention of section III(3)(a) of the Minimum Housing and Health Standards which states that: Exterior windows and doors shall be capable of being secured.
- d. The east attic bedroom window screen was missing. This is in 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.

- e. The east attic bedroom light fixture was no longer secured to the ceiling. Electrical wires were protruding out of the ceiling. This is in contravention of section IV(11) of the Minimum Housing and Health Standards which states that: 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.
- f. There was evidence of water damage and mould on the drywall surface under the east attic bedroom window. 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.
- g. The open-able area of the west attic bedroom window was measured to be approximately 19 x 22 ½ inches. This is in contravention of section III(3)(b)(i) of the Minimum Housing and Health Standards which states that: Windows referred to above shall provide unobstructed openings with areas not less than 0.35 m<sup>2</sup> (3.8ft<sup>2</sup>), with no dimension less than 380 mm (15”).
- h. The west attic bedroom window was not capable of being locked or secured. This is in contravention of section III(3)(a) of the Minimum Housing and Health Standards which states that: Exterior windows and doors shall be capable of being secured.
- i. The west attic bedroom window screen was missing. This is in 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.
- j. The west attic bedroom light fixture was not operational. The light fixture was tapped. This is in contravention of section IV(11) of the Minimum Housing and Health Standards which states that: 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.
- k. The handrail on the stairs leading to the attic from the main floor was missing. This is in 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.
- l. The electrical protective covers were missing throughout the premises. This is in contravention of section IV(11) of the Minimum Housing and Health Standards which states that: 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.
- m. The drywall surfaces throughout the premises were in disrepair and constructed of an unfinished material. There were multiple holes noted in the drywall throughout the premises. 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.
- n. The door casings throughout the premises had lifted and detached. 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.

- o. The door handle was missing on the door leading to the attic suites. 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.
- p. The main floor hallway south window pane was broken. This is in 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.
- q. The main floor hallway south window frame had lifted and detached. 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.
- r. The main floor west bedroom window was not capable of being opened. The window looks into the enclosed porch area. This is in contravention of section III(3)(b)(i) of the Minimum Housing and Health Standards which states that: Windows referred to above shall provide unobstructed openings with areas not less than 0.35 m<sup>2</sup> (3.8ft<sup>2</sup>), with no dimension less than 380 mm (15”).
- s. There were multiple floor transition strips that had detached throughout the premises. 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.
- t. The baseboards had lifted and detached throughout the premises. 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.
- u. There was evidence of water damage and mould under the west living room window. 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.
- v. There were electrical wires protruding from the ceiling and wall of the main floor west bedroom. This is in contravention of section IV(11) of the Minimum Housing and Health Standards which states that: 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.
- w. The main floor east bedroom window screen was in disrepair. This is in 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.
- x. There was evidence of water damage on the base of the kitchen cabinet under the sink. The surface covering had lifted and detached. 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.

- y. The property was infested with mice. Evidence of activity (droppings) was noted under the kitchen sink. 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.
- z. There was evidence of water damage and mould under the kitchen counter around the sink. 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.
- aa. The kitchen floor tiles were in disrepair (cracked). 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.
- bb. The gas line located behind the kitchen stove was not capped or sealed. 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.
- cc. There was a large dip and multiple cracks in the dining room and kitchen ceiling. 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.
- dd. The main floor bathroom toilet was constantly running. The flapper would not sit securely on the flush valve gasket. This is in 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.
- ee. The main floor bathroom hand sink cabinet faces had detached. 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.
- ff. The main floor bathroom ceiling access panel was tapped to the ceiling. This is in contravention of section III(5)(a) of the Minimum Housing and Health Standards which 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.
- gg. The main floor bathroom window was sealed/encapsulated with a plastic liner. The window was not capable of being opened for ventilation purposes. This is in contravention of section IV(7)(c) of the Minimum Housing and Health Standards which states that: All rooms containing a flush toilet and/or bathtub or shower shall be provided with natural or mechanical ventilation.
- hh. The main floor bathroom window pane was broken. This is in 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.
- ii. The main floor bathroom window frame had lifted and detached. 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.

- jj. There was evidence of water damage and mould on the drywall around the bathtub/shower in the main floor bathroom. 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.
- kk. The main floor bathroom bathtub/shower tile surround were in disrepair. There were multiple tiles that had lifted and detached. 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.
- ll. There was evidence of water damage and mould on the bathtub/shower surround of the main floor bathroom. The bathtub/shower surround was wrapped/encapsulated with a plastic liner. 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.
- mm. The paint covering the main floor bathroom ceiling had lifted and detached. This is in contravention of section III(5)(a) of the Minimum Housing and Health Standards which 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.
- nn. The deadbolt on the rear entrance door (off the east mud room) to the premises had detached. 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.
- oo. The east mud room floor tile covering was in disrepair. The tiles had lifted and detached. This is in contravention of section III(5)(a) of the Minimum Housing and Health Standards which 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.
- pp. There were electrical wires protruding out of the east mud room wall. This is in contravention of section IV(11) of the Minimum Housing and Health Standards which states that: 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.
- qq. The east mud room stair guard height was measured at 30 inches. This is in 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.
- rr. The floor covering on the stairs leading to the basement had lifted and detached. 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.
- ss. The head clearance height at the base of the stairs leading to the basement was approximately 63 inches. This is in contravention of section 5(2) of the Housing Regulation which states no

person shall create, commit or maintain a nuisance by creating, committing or maintaining a condition that is or might become injurious or dangerous to the public health or that might hinder in any manner the prevention or suppression of disease.

- tt. There was no handrail installed on the stairs leading to the basement. This is in 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.
- uu. The flooring in the basement showed signs of rot and/or deterioration. 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.
- vv. There were multiple basement windows that were broken or removed. There were multiple basement windows that were boarded up. This is in 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.
- ww. There were multiple electrical wires protruding out of the drywalls in the basement. This is in contravention of section IV(11) of the Minimum Housing and Health Standards which states that: 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.
- xx. The basement bathroom flooring had lifted and detached. This is in contravention of section III(5)(a) of the Minimum Housing and Health Standards which 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.
- yy. There were electrical wires protruding out of the basement bathroom drywall. This is in contravention of section IV(11) of the Minimum Housing and Health Standards which states that: 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.
- zz. The basement bathroom hand-sink was not operational. This is in 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.
- aaa. The basement bathroom stand-up shower surround was in disrepair/cracked. The shower surround was repaired/encapsulated with a plastic liner. The basement bathroom ceiling was not finished. 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.
- bbb. The basement bathroom ceiling was not finished. This is in contravention of section III(5)(a) of the Minimum Housing and Health Standards which 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.

- ccc. The hot water tank was not properly vented to the exterior of the premises. There was evidence of corrosion on the top of the hot water tank /connecting pipes. This is in 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.
- ddd. The furnace was not properly ducted to the exterior of the premises. This is in contravention of section 5(2) of the Housing Regulation which states no person shall create, commit or maintain a nuisance by creating, committing or maintaining a condition that is or might become injurious or dangerous to the public health or that might hinder in any manner the prevention or suppression of disease.
- eee. The dryer was not properly vented to the exterior of the premises. This is in contravention of section 5(2) of the Housing Regulation which states no person shall create, commit or maintain a nuisance by creating, committing or maintaining a condition that is or might become injurious or dangerous to the public health or that might hinder in any manner the prevention or suppression of disease.
- fff. The rear entrance deck had no guards installed. This is in 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.
- ggg. There was no handrail installed on the stairs leading to the rear entrance deck. This is in 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.
- hhh. There was no handrail installed on the stairs leading to the main entrance deck. This is in 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.
- iii. The spacing between the spindles on the front deck guards were measured to be greater than 4 inches. This is in 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.
- jjj. The exterior window casings had lifted and detached. 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.

- kkk. The exterior roof eavestroughs had detached. 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.
- lll. There was evidence of large cracks in the foundations of the exterior of the premises. 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.
- mmm. The front porch showed signs of rot and/or deterioration. 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.
- nnn. There were no smoke alarms installed throughout the premises. This is in contravention of section IV(12)(a) of the Minimum Housing and Health Standards which states that: Smoke alarms shall be operational and in good repair at all times.

**AND WHEREAS**, by virtue of the foregoing, the above noted premises are hereby declared to be **Unfit for Human Habitation**.

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

1. That the occupants vacate the above noted premises on or before November 30, 2016.
2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
  - a. As this home was built prior to 1970 you must retain the services of an **Environmental Consultant or Industrial/Occupational Health Hygienist, be approved by Alberta Health Services and prior to any renovations being completed you must have the Environmental Consultant** assess the conditions within the above noted premises including performing applicable sampling for asbestos containing materials and carrying out of environmental air quality analyses of the interior spaces (including if applicable the attic, wall and floor cavities, and crawlspaces) for water and mould damage. Ensure that any additional renovation work, including painting, reinstallation of drywall and laying of new flooring and/or sub floors does not occur until suitable air sample results are received and are to the satisfaction of Alberta Health Services. Please refer to Alberta Health Service Fungal Air Testing, Investigation and Reporting Requirements for Extensively Mould-Contaminated Building educational document.
  - b. Ensure all existing structures comply with the present day Alberta Building Code as dictated by the City of Edmonton Planning and Development Department.

Due to the structural conditions noted, a full report from a Professional Engineer outlining the structural integrity of the entire building, with specific comment on the individual components thereof (including the foundation, support structure, ceilings, floors, and roof) and whether the building is safe for occupancy is required. The

report must be affixed with the Engineer's signature and professional seal, be accompanied by a detailed design repair method, complete with drawings or plans and if the Engineer's Report identifies required repairs you must provide a written construction schedule outlining the start and completion date for each item identified in the Engineer's design repair method. Where applicable these repairs must be carried out by qualified individuals under the direction of a Professional Engineer. You must request a structural certification report and provide copies to Alberta Health Services and to a Safety Codes Officer (Building Discipline) with the municipality having jurisdiction.

- c. Ensure all walls, windows, ceilings, floors, and floor coverings are maintained in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean.
- d. Ensure every window or other device intended for ventilation are supplied with effective screens.
- e. Ensure all bedroom windows comply with emergency egress requirements. Ensure the bedroom window provides an unobstructed openings with areas not less than 0.35 m<sup>2</sup> (3.8ft<sup>2</sup>), with no dimension less than 380 mm (15”).
- f. Ensure all smoke alarms are operational and in good repair at all times.
- g. Ensure the roof of the premises has been repaired and inspected by a licensed roofer. **A full inspection report of the roof must be provided by the licensed roofer and must be submitted to Alberta Health Services Environmental Public Health for review.**
- h. Ensure the housing premises are structurally sound, and; basements, cellars or crawl spaces are structurally sound, and maintained in good repair and free from water infiltration and accumulation.
- i. Ensure all windows and doors are able to be locked and secured.
- j. Ensure all light fixtures are secured, operational and all protruding wires are capped off. Ensure the premise is inspected by a Master Electrician. **A full inspection report must be submitted to Alberta Health Services Environmental Public Health for review.**
- k. Install electrical protective covers on all electrical switches and outlets. Ensure all outlets, switches and fixtures are properly installed and are be maintained in a good and safe working condition.
- l. Ensure all treads, risers, supporting structural members, rails, guards and balconies, are maintained in good repair and comply with the requirements of the Alberta Building Code or a Professional Engineer design.
- m. Ensure all plumbing fixtures are serviceable, free from leaks, trapped and vented to the outside.
- n. Ensure all building materials that have been damaged or show evidence of rot or other deterioration are be repaired or replaced.
- o. Ensure all rooms containing a flush toilet and/or bathtub or shower are provided with natural or mechanical ventilation.
- p. Ensure all plumbing fixtures are serviceable, free from leaks, trapped and vented to the outside.
- q. Ensure all exterior windows and doors are weatherproofed.
- r. Have the heating system inspected by a licensed qualified Heating and Ventilation technician. **A full inspection report outlining the inspection was done and all the required work was completed must be submitted to Alberta Health Services Environmental Public Health for review.**

- s. Ensure that a licensed Pest Control Operator is employed to rigorously treat for cockroaches and bedbugs, in coordination with the treatment of other infested suites. **Provide copies of pest control reports to Alberta Health Services Environmental Public Health for review.**
  - t. Ensure that the premise complies with all requirements of the Minimum Housing and Health Standards.
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 vacant and secure from unauthorized entry.

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, November 23, 2016.

Confirmation of a verbal order issued to Wing Tso on November 21, 2016.

| \_\_\_\_\_ (Original Signed) \_\_\_\_\_  
Alaa (Al) Farhat, CPHI(C)  
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, Telus Plaza North Tower  
10025 Jasper Avenue NW  
Edmonton, Alberta, T5J 1S6  
Phone: 780-427-2813  
Fax: 780-422-0914  
Email: [HealthAppealBoard@gov.ab.ca](mailto: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](http://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](http://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](http://www.health.alberta.ca/about/health-legislation.html)

Template revised January 22, 2016

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[www.albertahealthservices.ca/eph.asp](http://www.albertahealthservices.ca/eph.asp)