

ORDER OF AN EXECUTIVE OFFICER FOR REPAIR

To: **Geordie Nokes**

 Davies Property Management

RE: Municipally known as 12323 – 95 Street Main Floor Suite and Common Area,
Edmonton, Alberta

WHEREAS I, an **Executive Officer** of **Alberta Health Services**, have inspected the above 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 the prevention or suppression of disease, namely:

- a. The bath room window was missing a window screen.
- b. The kitchen flooring was in disrepair. Several of the sticks on tiles in the kitchen were either missing or lifting.
- c. A kitchen drawer was broken as it falls out when opened.
- d. The toilet constantly runs after flushing.
- e. The bath tub faucet was dripping.
- f. The paint was chipping on the window frame in the SE window.
- g. The sink in the bathroom was partially plugged.
- h. The wall at the side of the bathtub was damaged and a baseboard was water damaged.
- i. The paint was chipping above the plastic surround in the bathroom.
- j. The face board was loose on the kitchen cabinetry by the sink.
- k. There was water infiltration into the basement area outside the laundry room. Moisture was detected along the bottom of the step.
- l. Eaves troughs were dripping on to the back deck causing ice to form on the tenants pathway which becomes a tripping hazard
- m. There was no hand railing for the back deck steps or the front steps
- n. There was an area of unfinished wall when you walked down the stairs. Part of the drywall was damaged and missing.
- o. Part of the closet trim was missing in the SE bedroom.
- p. There was unfinished drywall in the NE bedroom behind the door.
- q. The door stop for the NE bedroom was missing.
- r. Visible light could be seen at the bottom of the back entrance door indicating a lack of weather stripping.

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. The bath room window was missing a window screen which 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.
- b. The kitchen flooring was in disrepair. Several of the sticks on tiles in the kitchen were either missing or lifting which is in contravention of which is in 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.
- c. A kitchen drawer was broken as it falls out when opened which 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.
- d. The toilet constantly runs after flushing which is in contravention of section IV(6)(b) of the Minimum Housing and Health Standards which states that: Adequate water volume and pressure shall be provided to ensure the proper operation and flushing of all fixtures.
- e. The bath tub faucet was dripping which is in contravention of section IV(6)(b) of the Minimum Housing and Health Standards which states that: Adequate water volume and pressure shall be provided to ensure the proper operation and flushing of all fixtures.
- f. The paint was chipping on the window frame in the SE window which 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 sink in the bathroom was partially plugged which is in contravention of section IV(6)(b) of the Minimum Housing and Health Standards which states that: Adequate water volume and pressure shall be provided to ensure the proper operation and flushing of all fixtures.
- h. The wall at the side of the bathtub was damaged and a baseboard was water damaged which 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.
- i. The paint was chipping above the plastic surround in the bathroom which 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.

- j. The face board was loose on the kitchen cabinetry by the sink which 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.
- k. There was water infiltration into the basement area outside the laundry room. Moisture was detected along the bottom of the step which is in contravention of section III of the Minimum Housing and Health Standards which states that: The owner shall ensure that the housing premises is structurally sound, in a safe condition, in good repair, and maintained in a waterproof, windproof and weatherproof condition.
- l. Eaves troughs were dripping on to the back deck causing ice to form on the tenants pathway which becomes a tripping hazard which is in contravention of the Housing Regulation section 5(2) 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.
- m. There was no hand railing for the back deck steps or the front steps which 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, hand 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.
- n. There was an area of unfinished wall when you walked down the stairs. Part of the drywall was damaged and missing which 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.
- o. Part of the closet trim was missing in the SE bedroom. which 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.
- p. There was unfinished drywall in the NE bedroom behind the door which 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.
- q. The door stop for the NE bedroom was missing which 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. Visible light could be seen at the bottom of the back entrance door indicating a lack of weather stripping which 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 weather proofed.

AND WHEREAS, by virtue of the foregoing, the above noted premises are hereby declared Closed for Tenant Occupancy Purposes.

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

1. That the owner undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Install a window screen on the bathroom window. Ensure all openable windows intended for ventilation are fitted with effective insect screens which are in good repair.
 - b. Repair or replace the damaged kitchen flooring. Ensure that 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.
 - c. Repair the kitchen cupboards and drawer. Ensure that any materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.
 - d. Repair the toilet, the dripping bathtub faucet and unplug the bathroom sink. Ensure that all plumbing fixtures are serviceable, free from leaks, trapped and vented to the outside. The plumbing system must be maintained in a proper operating condition at all times.
 - e. Repair or replace all the finishes in the bathroom so that they are in good repair, impervious to water and easy to clean. 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.
 - f. Repair all finishes in the premises so that it is good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean. This includes the damaged baseboards, damaged/unfinished walls, closet trim and window frames.
 - g. Repair the NE bedroom door. Ensure that all doors are maintained in is good repair, free of cracks, holes and in a condition that renders it easy to clean.
 - h. Repair/refinish the south window in the living room so it is properly weather proofed and in good repair.
 - i. Investigate and repair the water infiltration into the basement area outside the

laundry room. Ensure that the housing premises is structurally sound, in a safe condition, in good repair, and maintained in a waterproof, windproof and weatherproof condition. Ensure wet and damaged material is removed.

- j. Repair and clean out the eaves troughs at the back entrance so that water does not run onto the back deck area. Ensure the premises is maintained in a condition that does not become injurious or dangerous to the public health or that might hinder in any manner the prevention or suppression of disease.
 - k. Install graspable railing for the stairs at the front and back of the premises. Ensure that all outside stairs including all treads, risers, supporting structural members, hand 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. Install adequate weather stripping for the back entrance door. Ensure all windows and exterior doors are maintained in good repair, free of cracks and weather proofed
2. The work referred to in paragraph 1 shall be completed by **15 February, 2017**.

Be Advised:

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, 27 January, 2017

_____ (Original Signed) _____

Ingrid Bohac, CPHI(C)
Executive Officer
Alberta Health Services

tel: (780) 735-1787 fax: (780) 735-1801

Confirmation of an oral order property management company 23 January 2017.

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 within ten (10) days after receiving the order to the Public Health Appeal Board located at Reception, Main Floor. Telus Plaza, 10025 Jasper Avenue, Edmonton, Alberta, T5J 1S6, Telephone 780-427-2813 Fax 780-422-0914.

The terms of this Order remain in effect notwithstanding the filing or proposed filing of any such appeal. If you appeal, you may also make an application to the Board for a stay of this Order pending the appeal.

A copy of the Public Health Appeal form may be obtained by contacting Alberta Health Services at 780-342-0122 or the Public Health Appeal Board 780-427-2813.

You are advised that all orders remain in effect pending such an appeal

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