

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

To: Govind Reddy

And To: All Occupants of the following Housing premises:

RE: Those housing premises located in Lethbridge, Alberta and municipally described as:
269 Mt. Crandell Crescent W

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. Major sanitation concerns including, but not limited to:
 - 1) Extensive food debris spilled or splattered throughout the entire premises, including on floors, counters and walls;
 - 2) Extensive garbage and clutter throughout the home effectively blocking or severely limiting necessary wheelchair access and movement as well as fire egress;
 - 3) The fridge and the stove are both critically unsanitary. The fridge appears to have inedible food inside.
- b. Numerous finishing issues noted including, but not limited to:
 - 1) Holes in the living room walls;
 - 2) Cracked/broken drywall downstairs;
 - 3) Bathroom door missing entirely;
 - 4) One bedroom door is severely damaged;
 - 5) Moisture damage on upstairs bathroom ceiling;
 - 6) Water damage under upstairs bathroom sink;
- c. Upstairs bathroom sink is constantly running hot water.
- d. Upstairs bathroom fan isn't working.
- e. There are major water stains on the living room ceiling. Tenant had also reported dripping. This is indicative of a leak or sealing issue in the bathroom upstairs.
- f. Some of the outlets and at least one light on the main floor don't appear to work.
- g. There is a mattress downstairs that had someone sleeping on it during the inspection. The basement window is too small for egress. This basement was not intended for sleeping purposes.

- h. There is a missing heat register cover in the upstairs bathroom.

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. Major sanitation concerns which 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.
- b. Numerous finishing issues noted 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.
- c. Upstairs bathroom sink is constantly running hot water which is in contravention of section IV(6)(a) of the Minimum Housing and Health Standards which states that: The plumbing system and the sanitary drainage system or private sewage disposal system, as the case may be, including drains, fixtures, traps, vents, stacks, waste disposal facilities, pumpout sewage holding tanks, septic tanks and the disposal system shall be maintained in a proper operating condition.
- d. Upstairs bathroom fan isn't working which 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.
- e. There are major water stains on the living room ceiling. Tenant had also reported dripping. This is indicative of a leak or sealing issue in the bathroom upstairs 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.

AND

Which 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.

- f. Some of the outlets and at least one light on the main floor don't appear to work which 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.

- g. There is a mattress downstairs that had someone sleeping on it during the inspection. The basement window is too small for egress. This basement was not intended for sleeping purposes which 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 m² (3.8ft²), with no dimension less than 380 mm (15”).
- h. There is a missing a heat register cover in the upstairs bathroom which is in contravention of section IV(8)(a)(i) of the Minimum Housing and Health Standards which states that: All heating facilities within a housing premises are to be properly installed and maintained in good working condition, and be *capable* of safely and adequately heating all habitable rooms, bathrooms, and toilet rooms within the building to a temperature of at least 22°C(71°F), or maintained at a temperature of at least 22°C(71°F) when the control of the supplied heat in a dwelling is the responsibility of a person other than the occupant.

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 February 15, 2019.
2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Thoroughly clean and sanitize the entire home and properly dispose of all garbage.
 - b. Address all finishing concerns.
 - c. Ensure all plumbing is in good condition and operates as intended.
 - d. Ensure bathroom fan works as intended.
 - e. Ensure that the upstairs bathroom is sufficiently waterproof and that there are no leaks. Water damaged building materials need to be properly remediated.
 - f. Ensure all electrical outlets and fixtures work as intended.
 - g. Ensure nobody is sleeping downstairs. Remove the mattress.
 - h. Install a heat register cover in the upstairs bathroom.
3. Once the tenants have vacated, ensure that this building is secured against unwanted entry.

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 Lethbridge, Alberta, January 15, 2019
Confirmation of a verbal order issued to Kim Eagle Bear on January 14, 2019.

Mark Albiez BSc, BEH(AD),CPHI(C)
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: <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

Lethbridge • Lethbridge Community Health • South Zone

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www.albertahealthservices.ca/eph.asp