

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

To: John Tolsma of Leduc, AB
"The owner"

And

Marilyn Tolsma of Leduc, AB
"The owner"

And to: Laureen Van Ramsdonk of Leduc, AB
"In Care and Control"

And To: All Occupant(s) of the following Housing premises:
Basement Suite – 4305 48 Street, Leduc, AB

RE: Those housing premises located in Edmonton, Alberta and municipally described as:
Basement Suite, 4305 48 Street, Leduc, AB

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. The windows in the two bedrooms in the basement suite had an opening of 14 inches by 12 inches, which is too small for emergency egress.
- b. The drywall on east wall of the living room of the basement suite was water-damaged.
- c. There was evidence of mould on the lower portion of the south wall in the laundry room in the basement suite.
- d. The light fixture in the laundry room was loosely attached to the ceiling.

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 windows in the two bedrooms in the basement suite had an opening of 14 inches by 12 inches, which is too small for emergency egress which is in contravention of section III(3)(b)(ii) 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").

- b. The drywall on east wall of the living room of the basement suite was water-damaged, which is in contravention of section III(1)(b) of the Minimum Housing and Health Standards which states that: Basements, cellars or crawl spaces shall be structurally sound, maintained in good repair and free from water infiltration and accumulation.
- c. There was evidence of mould on the lower portion of the south wall in the laundry room in the basement suite, 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 light fixture in the laundry room was loosely attached to the ceiling, 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.

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 August 31, 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. Ensure the egress windows for both basement bedrooms provide an unobstructed opening with areas not less than 0.35m², with no dimensions less than 380mm at all times.
 - b. Ensure all water-damaged building materials are removed and replaced.
 - c. Ensure all water damaged material is removed and replaced.
 1. Remove the water damaged material. Prior to repairing and closing up the impacted material, the area must be opened, dried and cleaned.
 - d. Ensure the light fixture in the laundry room is properly installed.

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 Leduc, Alberta, August 2, 2016 (Amended on August 24, 2016).

_____(Original Signed)_____

Nana Antwi-Darkwa, 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, 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
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

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