

ORDER OF AN EXECUTIVE OFFICER

To: Moez Khakoo 728524 Alberta Ltd.
"the Owner" "the owner"

RE: Those housing premises located in Edmonton, Alberta and municipally described as: 5620 118 Avenue

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:

1) Suite 3

- a) The window frame in the living room was rotted and damaged in the lower right hand corner.
- b) The living room window was missing a pane in the centre frame.
- c) There was no window screen on living room window.
- d) There was no locking mechanism on the living room window
- e) There was no locking mechanism on the bedroom window.
- f) The ventilation fan had been covered by a tarp.
- g) The smoke alarm was not operational.
- h) The counter top in the kitchen were no longer finished in a material that could not be easily cleaned. The wood/chipboard was visible.
- i) There was evidence of bedbugs in the bedroom.
- j) The light fixture in the bedroom ceiling was missing its cover.

2) Suite 4

- a) There was a missing floor tile at the entrance of the suite.
- b) There was a face board missing for the cabinetry near the kitchen sink.
- c) The caulking behind the kitchen sink was cracked and was lifting.
- d) The edge of the kitchen counter was finished with an absorbent, unfinished wood making it difficult to clean.
- e) The window in the kitchen did not have a window screen.
- f) There electrical outlet in the kitchen was missing a plate cover.
- g) The baseboard behind the toilet was water damaged.
- h) The caulking around the shower surround was in disrepair and was lifting
- i) The ceiling in the washroom was water damaged.
- j) The cover for the bathroom fan was missing.
- k) There was a missing floor tile outside the bathroom.

3) Suite 5

- a) The light switch by the door was missing its cover.
- b) The windows have unacceptable locks and they were not quick release.

- c) The windows in the living room had no screens.
- d) There was a hole in the bathroom wall.
- e) There was a missing light fixture in the bedroom.
- f) There was a broken window in one of the bedrooms.

4) Suite 6

- a) The trim on the kitchen counter edge by the stove and part of the face board for the drawer was missing.
- b) The edge of the kitchen counter by the kitchen sink was not finished in a material that was smooth, nonabsorbent and easy to clean. The water resistant stripping was missing.
- c) The window in the South West bedroom was broken.
- d) The window screen in the South West bedroom was ripped.
- e) There was a floor transition strip missing.
- f) The access port located in the closet for the bathroom plumbing was not fastened to the wall.
- g) The smoke alarm was not operational.
- h) The light in the hallway was missing its cover.

5) Suite 7

- a) The kitchen countertop was in disrepair.
- b) There was a missing window pane in the kitchen window.
- c) The wall above the window in kitchen was in disrepair and was bubbling.
- d) There was a hole in the wall in the hallway.
- e) There was evidence of cockroach feces in the hallway and in the ceiling.
- f) The wall and area behind the toilet was in disrepair.
- g) The smoke alarm was not operational.
- h) The window screen on the living room window was not the proper size.
- i) There was a section of wall (near the partition between the bedroom and family room) which was cracked.
- j) The knob for the left back burner on the oven was missing.

6) Suite 10

- a) The trim around the window in the living room was damaged and in disrepair.
- b) There is a missing window pane in the living room.
- c) The window screens on the windows in both of the bedrooms were ripped.
- d) The window pane in the kitchen was cracked.
- e) A section of wall in the kitchen near the window was damaged.
- f) A section of the kitchen counter was damaged and no longer finished in a smooth, non-absorbent and easy to clean manner.
- g) The ceiling in the washroom was water stained and damaged. It appeared to be from a previous leak.
- h) The smoke alarm was not operational.

7) Suite 14

- a) The kitchen counter was cracked and chipped.
- b) The electrical outlets in the kitchen were missing their plate covers.
- c) The lock on one of the operable windows was broken.
- d) The kitchen tap had a continuous water drip.
- e) The plumbing under the kitchen sink was leaking.
- f) There was water dripping into the refrigeration unit from the self-defrost.

- g) There was a mice infestation. Mice had been caught in the suite on October 19, 2016 and October 20, 2016
- h) There was a bedbug infestation. Live bugs had been found on October 12, 2016 and October 19, 2016.
- i) The light in the bedroom closet did not work.
- j) The wall behind the toilet was in disrepair.
- k) The caulking behind the bathroom sink was lifting and cracked.
- l) The caulking around the shower surround was lifting and cracked.
- m) The enamel on the bathtub was damaged and chipping.
- n) The bathtub tap had a continuous drip.

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:

- Items (2a, 2k, 3d, 3l, 4e, 5d, 5i) which are 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.
- Items (5c, 6e) which are in contravention 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.
- Items (2a, 2g, 3g, 3i, 3d, 5f, 6g, 7j) which are 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.
- Items (1a, 2b, 2c, 2h, 6a) which are 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.
- Items (1g, 4g, 5g, 6h) which are in contravention 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.
- Items (1j, 2f, 3a, 3e, 4h, 7b, 7i) which are 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.
- Items (3f, 4c) which are 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.
- Items (1i, 5e, 7g, 7h) which are 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.
- Items (1f, 2j, 7f) which are in contravention of section 5(2) of the Housing Regulations which state 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.

- Items (7d, 7e, 7n) which are 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.
- Items (1b 5b, 6b, 6d) which are 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.
- Items (1c, 2e,3c,4d,5h,6c) which are 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.
- Items (1d, 1e 7c) which are 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.
- Item (3b) is in contravention of section III(3)(b) of the Minimum Housing and Health Standards which states that: For buildings of 3 storeys or less and except where a bedroom door provides access directly to the exterior or the suite is sprinklered, each bedroom shall have at least one outside window which may be opened from the inside without the use of tools or special knowledge.
- Items (1h,2d,4a,4b,5a, 5j, 6f,7a, 7f,7k,7l,7m) are 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.

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. 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. 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. All walls shall form a watertight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower.
 - b. Ensure all building materials that has been damaged or shows evidence of rot or other deterioration is repaired or replaced.
 - c. Ensure smoke alarms are operational and in good repair at all times.
 - d. Ensure all outlets, switches and fixtures are properly installed and maintained in a good and safe working condition.
 - e. Ensure all windows and exterior doors are maintained in good repair, free of cracks and weatherproof.
 - f. Ensure no person causes 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.

- g. Ensure the plumbing system including drains, fixtures, traps, vents, and stacks are maintained in a proper operating condition.
- h. Ensure 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.
- i. Ensure all windows intended for ventilation are supplied with effective screens.
- j. Ensure all exterior windows and doors are capable of being secured.
- k. Ensure all outside windows can be opened from the inside without the use of tools or special knowledge. There should be no locks on the security bars.
- l. 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 this office. Disinfest the premises. The owner shall ensure that the housing premises are free of insect infestations; and (i) all situations requiring the application of pesticides shall be conducted in accordance with the Environmental Protection and Enhancement Act and regulation; and (ii) whenever a pesticide is applied in a dwelling, the occupant shall be notified in accordance with the latest edition of the Environmental Code of Practice for Pesticides published by Alberta Environmental Protection. (iii) it is the occupants responsibility to allow access in accordance to the Residential Tenancy Act to do whatever is necessary to ensure the dwelling unit is ready for pesticide application.

The building owner(s), property managers, and occupants/tenants must work together to discourage any pest infestation and/or nesting by employing a number of control methods and by performing continual building maintenance in areas of concern. All parties are advised to work with and adhere to any prescribed actions from the exterminator (pest control company) contracted to service the building, and to consider a combination of physical control measures consistent with an Integrated Pest Management program (IPM).

- 2. The work referred to in paragraph 1 shall be completed by 12 January 2017, with the exception of item 1 (l) which is a perpetual requirement for ongoing pest control for the entire building and is a directive from other order(s) that were issued, and suite that are vacant and/or under closure order, in which case completion of the all repairs and an approval inspection would be required prior to re-occupancy.

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 4, 2016

_____(Original Signed)_____
Ingrid Bohac, CPHI(C)
Executive Officer
Environmental Health Officer

_____(Original Signed)_____
Meaghen Allen CPHI(C)
Executive Officer
Environmental Health Officer

_____(Original Signed)_____
Erica Keays
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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www.albertahealthservices.ca/eph.asp