

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

To: Sunny Investment Group Inc.
"the Owner"

And

Zhen Guo Pan
"the Owner"

And To: All Occupant(s) of the following Housing premises: 721 The Broadway, Standard, Alberta

RE: Those housing premises located in Standard, Alberta and municipally described as: 721 The Broadway

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 no toilet or handwash basin provided in the bathroom of the dwelling.
- b. The subfloor in the bathroom had water damage and was rotten in some areas.
- c. Mould was present on bathroom wall adjacent to the bathtub as well as on the subfloor.
- d. The overflow drain on the bathtub appeared to be plugged.
- e. Water was leaking from the trim above the rear door.
- f. There was no flooring in the hallway, bathroom or south bedroom.
- g. Electrical wires were exposed in the south bedroom.
- h. The window in the south bedroom does not close properly and was not weatherproof.
- i. Bare wood trim was present around the window in the south bedroom.
- j. No insect screen was provided on the window in the south bedroom.
- k. Mould was present on the board located on the east wall in the south bedroom.
- l. The kitchen sink was not draining properly.
- m. The smoke/carbon monoxide alarm in dwelling was not working.
- n. The frame in the porch doors was in poor condition and as a result the porch doors would not close properly and were not weatherproof.
- o. There was no egress window in the southwest bedroom.
- p. The eavestrough and fascia on the east side of dwelling were rotten.
- q. There was a large crack and holes in the exterior cladding on the south side of the dwelling.

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 no toilet or handwash basin provided in the bathroom of the dwelling. This is a violation of section IV(7) of the Minimum Housing and Health Standards which states that: Except where exempt by regulation, every housing premises shall be provided with plumbing fixtures of an approved type consisting of at least a flush toilet, a wash basin, and a bathtub or shower.
- b. The subfloor in the bathroom had water damage and was rotten in some areas. This is a violation 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.
- c. Mould was present on bathroom wall adjacent to the bathtub as well as on the subfloor. This is a violation 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 overflow drain on the bathtub appeared to be plugged. This is a violation 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.
- e. Water was leaking from the trim above the rear door. This is a violation of section III(2)(a) of the Minimum Housing and Health Standards which states that: The roof and exterior cladding of walls shall be maintained in a waterproof, windproof and weatherproof condition.
- f. There was no flooring in the hallway, bathroom or south bedroom. This is a violation 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. Electrical wires were exposed in the south bedroom. This is a violation 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.
- h. The window in the south bedroom does not close properly and was not weatherproof. This is a violation 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.
- i. Bare wood trim was present around the window in the south bedroom. This is a violation 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.
- j. No insect screen was provided on the window in the south bedroom. This is a violation 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.
- k. Mould was present on the board located on the east wall in the south bedroom. This is in violation 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.

- i. The kitchen sink was not draining properly. This is a violation 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.
- m. The smoke/carbon monoxide alarm in dwelling was not working. This is a violation 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.
- n. The frame in the porch doors was in poor condition and as a result the porch doors would not close properly and were not weatherproof. This is a violation 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.
- o. There was no egress window in the southwest bedroom. This is a violation of section III(3)(b)(i) 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.
- p. The eavestrough and fascia on the east side of dwelling were rotten. This is a violation 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.
- q. There was a large crack and holes in the exterior cladding on the south side of the dwelling. This is a violation of section III(2)(a) of the Minimum Housing and Health Standards which states that: The roof and exterior cladding of walls shall be maintained in a waterproof, windproof and weatherproof 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 **September 1, 2017**.
2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Install a toilet and handwash basin in the bathroom servicing the dwelling.
 - b. Replace the rotten subfloor in the bathroom.
 - c. Replace the mouldy sections of the wall adjacent to the bathtub in the bathroom and take the necessary actions to prevent any further water damage in this area.
 - d. Repair the overflow drain in the bathtub so that it works properly.
 - e. Take the necessary action(s) to prevent water from infiltrating through the trim above the rear door and remove any rotten building materials in this area.
 - f. Install proper flooring in the bathroom, hallway and south bedroom. Flooring in the bathroom must be smooth, easy to clean and non absorbent.

- g. Hire the services of a qualified electrician to inspect and repair the electrical system throughout the dwelling and provide a report to an Executive Officer with Alberta Health Services.
 - h. Repair the window in the south bedroom so that it can be closed properly and is weatherproof.
 - i. Refinish the bare wood trim around the window in the south bedroom so it can be rendered easy to clean.
 - j. Install an insect screen on the window in the south bedroom to minimize the entrance of pests into the dwelling.
 - k. Remove the mouldy board on the east wall of the south bedroom and replace with materials that are in good condition and are not mouldy.
 - l. Repair the drain in the kitchen sink so that it can drain properly.
 - m. Repair the smoke/carbon monoxide alarm in the dwelling so that it works correctly.
 - n. Repair the frame on the porch doors so that the doors can be closed properly and they are weatherproof.
 - o. Install a proper egress window in the southwest bedroom or remove the door that exits into the foyer.
 - p. Replace the rotten eavestrough and fascia on the east portion of the roof and ensure that the eavestrough is equipped with a downspout that can transfer water away from the foundation.
 - q. Repair the crack and holes in the exterior cladding on the south side of the dwelling to render the exterior weatherproof.
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 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 Airdrie, Alberta, August 23, 2017
Confirmation of a verbal order issued to Zhen Guo Pan on August 18, 2017.

Darcy Chrisp 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: 780-222-5186
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

Template revised December 13, 2016

AIRDRIE Regional Health Centre
604 Main Street South
Airdrie, AB T4B 3K7
Phone: 403-912-8400
Fax: 403-912-8410

BANFF Health Unit
303 Lynx Street
PO Box 1266
Banff, AB T1L 1B3
Phone: 403-762-2990
Fax: 403-762-5570

CALGARY - Southport Atrium
10101 Southport Road SW
Calgary, AB T2W 3N2
Phone: 403-943-2288
Fax: 403-943-8056

CANMORE Public Health
#104, 800 Railway Avenue
Canmore, AB T1W 1P1
Phone: 403-678-5656
Fax: 403-678-5068

CLARESHOLM Health Unit
5221 2nd Street W
PO Box 1391
Claresholm, AB T0L 0T0
Phone: 403 625-4061
Fax: 403-625-4062

COCHRANE Community Health Centre
60 Grande Boulevard
Cochrane, AB T4C 0S4
Phone: 403-851-6000
Fax: 403-851-6009

OKOTOKS Health and Wellness Centre
11 Cimarron Common
Okotoks, AB T1S 2E9
Phone: 403-995-2600
Fax: 403-995-2639

STRATHMORE Public Health Office
650 Westchester Road
Strathmore, AB T1P 1H8
Phone: 403-361-7200
Fax: 403-361-7244

www.albertahealthservices.ca/eph.asp