

ORDER OF AN EXECUTIVE OFFICER CLOSED FOR TENANT ACCOMMODATION PURPOSES

To: Ms. Cheryl Brady
Estate of Sharon Krezanoski
“the Owner”

RE: Those housing premises located in Kingman, Alberta and municipally described as:
102 Paulson Street, Plan 7534AA, Block 4, Lots 7 to 10

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. Flooring finish in the master ensuite containing a toilet and sink is carpeting.
- b. Right front element on stove is not in good working order.
- c. Oven is not in good working order and observed temperature setting does not match actual oven temperature achieved.
- d. Water leak was observed from the basement ceiling and accumulating in a container placed on the top of the pool table.
- e. Evidence of water damage observed on the bottom portion of wall facing the front of the residence.
- f. Basement bedroom windows and upstairs spare bedroom window were measured and do not meet emergency egress requirements.
- g. Three (3) deck boards on back yard porch were observed in disrepair.
- h. Bottom step of back yard porch was observed in disrepair.
- i. Toilet in master ensuite was not in good working order and cannot be utilized.
- j. Sink in master ensuite was not installed/connected and cannot be utilized.

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. Flooring finish in the master ensuite containing a toilet and sink is carpeting. This is in contravention of section 5(a) of the Minimum Housing and Health Standards which states: “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.”
- b. Right front element on stove is not in good working order. This is in contravention of section 14(a)(iv) of the Minimum Housing and Health Standards which states: “A stove and a refrigerator that are maintained in a safe and proper operating condition.”
- c. Oven is not in good working order and observed temperature setting does not match actual oven temperature achieved. This is in contravention of section 14(a)(iv) of the

Minimum Housing and Health Standards which states: “A stove and a refrigerator that are maintained in a safe and proper operating condition.”

- d. Water leak was observed from the basement ceiling and accumulating in a container placed on the top of the pool table. This is in contravention of section 1(b) of the Minimum Housing and Health Standards which states: “Basements, cellars or crawl spaces shall be structurally sound, maintained in good repair and free from water infiltration and accumulation.”
- e. Evidence of water damage observed on the bottom portion of the basement wall facing the front of the residence. This is in contravention of section 1(c) of the Minimum Housing and Health Standards which states: “Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.”
- f. Basement bedroom windows and upstairs spare bedroom window do not meet emergency egress requirements. This is in contravention of section 3(b)(ii) of the Minimum Housing and Health Standards which states: “Windows referred to in section 3(b)(i) shall provide unobstructed openings with areas not less than 0.35 square meters (3.8 square feet), with no dimension less than 380 mm (15”).”
- g. Three (3) deck boards on back yard porch were observed to be in disrepair. This is in contravention of section 3(c)(i) of the Minimum Housing and Health Standards which states: “Inside or outside stairs or porches including all treads, risers, supporting structural members, handrails, guards and balconies, shall be maintained in good repair and comply with the requirements of the Alberta Building Code or a Provincial Engineer design.”
- h. Bottom step of back yard porch was observed in disrepair. This is in contravention of section 3(c)(i) of the Minimum Housing and Health Standards which states: “Inside or outside stairs or porches including all treads, risers, supporting structural members, handrails, guards and balconies, shall be maintained in good repair and comply with the requirements of the Alberta Building Code or a Provincial Engineer design.”
- i. Toilet in master ensuite is not in good working order and cannot be utilized. This is in contravention of sections 6(c) of the Minimum Housing and Health Standards which states: “All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside” and section 7 which states that: “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.”
- j. Sink in the master ensuite was not installed/connected and cannot be utilized. This is in contravention of sections 6(c) of the Minimum Housing and Health Standards which states: “All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside” and section 7 which states that: “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.”

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 Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:

- a. Remove existing carpeting in master ensuite and replace with a floor finish which is smooth, non-absorbent and easy to clean.
 - b. Repair/replace right front element on stove to ensure it is in good working order.
 - c. Repair/replace oven component to ensure it is in good working order and temperature setting matches actual temperature achieved.
 - d. Repair/eliminate source of the water leak in the basement ceiling.
 - e. Repair/replace basement bottom portion of wall showing evidence of water damage with new building material.
 - f. Replace existing basement bedroom windows and upstairs spare bedroom window to ensure compliance with the emergency egress requirements.
 - g. Remove existing deck boards in disrepair on backyard porch and replace with new deck boards to eliminate the potential safety concern.
 - h. Remove existing bottom step of backyard porch and replace with a new step to eliminate the potential safety concern.
 - i. Repair/replace existing toilet in master ensuite to ensure it is functional and can be utilized.
 - j. Install/connect existing sink in master ensuite to ensure it is functional and can be utilized.
2. 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 Tofield, Alberta, November 8, 2022.

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: <https://www.alberta.ca/public-health-appeal-board.aspx>

A Notice of Appeal form may be obtained by contacting the Public Health Appeal Board or visiting their website.

Health Legislation, Regulations and Standards

Electronic versions of the Public Health Act and Regulations are available at the Alberta King's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or <https://www.alberta.ca/alberta-kings-printer.aspx>.

Health Legislation and regulations are available for purchase. Please contact Alberta King's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or <https://www.alberta.ca/alberta-kings-printer.aspx>.

Copies of standards are available by visiting: <https://www.alberta.ca/health-standards-and-guidelines.aspx>

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