

ORDER OF AN EXECUTIVE OFFICER UNFIT FOR HUMAN HABITATION ORDER TO VACATE

To: Sonny Rajoo
"the Owner"

And To: All Occupant(s) of the following Housing premises:

RE: Those housing premises located in Two Hills County, Alberta and municipally described as: 132089 Township Road 551

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, in contravention of the Public Health Act and the Nuisance and General Sanitation Regulation, Alberta Regulation 243/2003 namely:

- a. Lack of adequate heat to the premises.
- b. Lack of running water in the premises.
- c. Lack of smoke alarms in the premises.
- d. Lack of adequate floor coverings in north and south bedrooms.

AND WHEREAS such inspection disclosed that the following breaches of 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 is a lack of adequate heat to the premises. This condition is contrary to Section 8 (a)(i) of the Minimum Housing and Health Standards, which states: "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)"; and Section 8(c) of the Minimum Housing and Health Standards, which states: "Cooking appliances and portable space heaters shall not be used as the primary source for the required heat to a habitable room."
- b. There is no running water in the premises. This condition is contrary to Section 9(a) of the Minimum Housing and Health Standards, which states: "Every building used in whole or in part, as housing premises must be supplied with a potable water supply of sufficient volume, pressure and temperature to serve the needs of the inhabitants. All hot running water shall be maintained at a temperature of not less than 46 degrees C (114°F), and not more than 60 degrees C (140°F) measured at the plumbing fixture."
- c. There are no smoke alarms present in the premises. This condition is contrary to Section 12(a) of the Minimum Housing and Health Standards, which states: "Smoke alarms within

dwellings shall be installed between each sleeping area and the remainder of the suite and, where hallways serve the sleeping areas; the smoke alarms shall be installed within the hallway. Smoke alarms shall be operational and in good repair at all times.”

- d. There is a lack of adequate floor coverings in the north and south bedrooms. This condition is contrary to Section 5 of the Minimum Housing and Health Standards, which states: “All walls, windows, ceilings, floors and floor coverings shall be maintained in good repair, free of cracks, holes, loose and lifting coverings and in a condition that renders it easy to clean.”

AND WHEREAS, by virtue of the foregoing, the above noted premises are hereby declared to be **Unfit for Human Habitation**.

NOW THEREFORE, I hereby **ORDER** and **DIRECT**:

1. That the Owner(s) takes all steps necessary to ensure all Occupants vacate the above noted premises on or before February 28, 2025.
2. That the Owner(s) immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Repair/replace the existing forced air furnace to allow for adequate heating to all habitable rooms of the premises.
 - b. Repair the water system to restore potable running water to the premises, including an adequate hot water supply.
 - c. Install functional smoke alarms in the hallways of sleeping areas.
 - d. Install suitable flooring in north/south bedrooms.
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 vacant and secure from unauthorized entry.

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 Vegreville, Alberta, January 29, 2025.

Confirmation of a verbal order issued to Sonny Rajoo on January 29, 2025.

Executive Officer
Alberta Health Services

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>

Template revised January 21, 2025

Copy: Two Hills County