

ORDER OF AN EXECUTIVE OFFICER

To: Sherry Seaman
"the Owner"

Kenneth Richmond
"the Landlord"

RE: Those housing premises located in Starland County, Alberta and municipally described as: 213081 Highway 585

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. Electrical switches in the hallway, grey and purple bedrooms missing covers.
- b. Living room floor covering has missing pieces and is separating on some edges. Observed water/pet stains all around the exposed plywood subfloor.
- c. Shared partitioning wall of the closet in the blue bedroom and washroom appeared damaged and in a state of disrepair.
- d. The edge of the skylight on the ceiling appeared rusty, evidence of water leak.
- e. The upper section of the cabinet by the stove is broken.
- f. Kitchen faucet was loose and not sealed at base of sink.
- g. Light fixture in the hallway by grey bedroom is not working.
- h. Floor air vents in blue bedroom are missing covers.
- i. Observed mold-like material, with black coloration on the damaged shared wall of the closet between the blue bedroom and the washroom.
- j. Sink in the bathroom between blue and grey bedrooms is not maintained in proper operating condition. Sink is not available for hand hygiene.
- k. The exterior doorknob on the north door is missing.
- l. Two smoke alarms were not properly installed and dangling from the ceiling, thus not in good repair.
- m. Exterior siding by the north door on the porch appeared damaged. Observed hole on the south exterior wall by the foundation near the stairs leading to the back door.
- n. Walls surrounding the door frames were not in good repair. Insulating material on the wall of the north door was exposed. Wall appeared chipped and soft to the touch in these areas.
- o. The insect screen on the window in the living room close to the kitchen counter was not in good repair. Observed lots of sharp nails sticking out of the screen.
- p. Doors at the north end facing the garage/pump house not being maintained in a weatherproof condition. Rays of light was evident through the gaps around the door frames.
- q. The mechanical ventilation in the bathroom between blue and grey bedrooms was not working.

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. Electrical switches in the hallway, grey and purple bedrooms missing covers. This is in contravention of Section 11 of the Minimum Housing and Health Standards, which states: "Every housing premises shall be supplied with electrical services. Outlets, switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition."
- b. Living room floor covering has missing pieces and is separating on some edges. Observed water/pet stains all around the exposed plywood subfloor. These are in contravention of 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 or lifting coverings and in a condition that renders it easy to clean."
- c. Shared partitioning wall of the closet in the blue bedroom and washroom appeared damaged and in a state of disrepair. This is in contravention of 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 or lifting coverings and in a condition that renders it easy to clean." and 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. All walls shall form a watertight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower." And 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."
- d. The edge of the skylight on the ceiling appeared rusty, evidence of water leak. 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."
- e. The upper section of the cabinet by the stove is broken. 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. Kitchen faucet was loose and not sealed at base of sink. 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."
- g. Light fixture in the hallway by grey bedroom is not working. This is in contravention of Section 13 of the Minimum Housing and Health Standards, which states: "Every public hallway and stairway in a housing premises with multiple dwellings shall be adequately lighted by natural or artificial light at all times, providing in all parts thereof at least 50 lux of light at each tread or floor level."
- h. Floor air vents in blue bedroom are missing covers. 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."
- i. Observed mold-like material with black coloration on the damaged shared wall of the closet between the blue bedroom and the washroom. This is in contravention of Section 5(2) of the Housing Regulation, AR 173/99, which states: "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.” And 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.”

- j. Sink in the bathroom between blue and grey bedrooms is not maintained in proper operating condition. Sink is not available for hand hygiene. This is in contravention of Section 3(2) of the Housing Regulation, AR 173/99, which states: “An owner shall ensure that the housing premises’ plumbing system and facilities provided under subsection (1)(b) are free from defects and maintained in proper operating condition.”
- k. The exterior doorknob on the north door is missing. This is in contravention of Section 3(1)(b)(iii) of the Housing Regulation, AR 173/99, which states in part: “An owner shall ensure that the housing premises are in good repair.”
- l. Two smoke alarms were not properly installed and dangling from the ceiling, thus not in good repair. This is in contravention of Section 12(a) of the Minimum Housing and Health Standards, which states that: “Smoke alarms shall be operational and in good repair at all times.”
- m. Exterior siding by the north door on the porch appeared damaged. Observed hole on the south exterior wall by the foundation near the stairs leading to the backdoor. This is in contravention of Section 2(a) of the Minimum Housing and Health Standards, which states: “The roof and exterior cladding of walls shall be maintained in a waterproof, windproof and weatherproof condition.”
- n. Walls surrounding the door frames were not in good repair. Insulating material on the wall of the north door was exposed. Wall appeared chipped and soft to the touch in these areas. This is in contravention of 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 or lifting coverings and in a condition that renders it easy to clean.”
- o. The insect screen on the window in the living room close to the kitchen counter was not in good repair. Observed lots of nails sticking out of the screen. This is in contravention of Section 5(2) of the Housing Regulation, AR 173/99, which states: “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.”
- p. Doors at the north end facing the garage/pump house not being maintained in a weatherproof condition. Rays of light was evident through the gaps around the door frames. This is in contravention of Section 2(b)(i) of the Minimum Housing and Health Standards, which states: “All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof.”
- q. The mechanical ventilation in the bathroom between blue and grey bedrooms was not working. This is in contravention of Section 7(c) of the Minimum Housing and Health Standards, which states: “All rooms containing a flush toilet and/or bathtub or shower shall be provided with natural or mechanical ventilation.”

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 that all electrical outlets have plate covers.
 - b. Ensure the living room floor is repaired, the floor is structurally sound, free of moisture and maintained in a smooth, non-absorbent and cleanable condition.

- c. Remove all damaged wall material, repair and refinish the walls.
- d. Ensure to repair and refinish rusty edge of the skylight as well as fix any leaks which may be present.
- e. Repair the upper section of the cabinet by the stove.
- f. Repair and seal the kitchen faucet.
- g. Ensure the light fixture in the hallway is maintained in good working condition.
- h. Replace missing air vents in the bedroom.
- i. Remove all damaged wall material, remediate any areas affected by mold, repair and refinish the walls.
- j. Ensure all plumbing fixtures are repaired and maintained in good operating condition.
- k. Replace missing doorknob and ensure doors are in good repair.
- l. Secure and seal dangling smoke detectors according to the manufacturer's instructions.
- m. Repair damaged exterior siding and seal hole by the foundation.
- n. Repair wall and exposed insulation material on door to ensure they are maintained in a waterproof and weatherproof condition.
- o. Repair or replace the insect screen.
- p. Ensure doors are maintained in a weatherproof condition.
- q. Ensure ventilation in the bathroom is maintained in good working condition.

2. The work referred to in paragraph 1 shall be completed by February 28, 2024.

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 Drumheller, Alberta, January 22, 2024

Confirmation of a verbal order issued to Kenneth Richmond on January 16, 2024.

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>

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