

ORDER OF AN EXECUTIVE OFFICER

To: Leslie Storch
"the Owner"

RE: Those housing premises located in Hanna, Alberta and municipally described as:
310 4 Avenue East

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. Presence of black mould on the ceiling in the northeast bedroom upstairs.
- b. The carpet is lifting and separating from the wall throughout the premises.
- c. There are holes in the drywall in multiple places inside the premises.
- d. The edge of the kitchen counter is in disrepair.
- e. Some electrical outlets in the kitchen and other rooms are missing plate covers.
- f. The ceiling upstairs is cracked and peeling in some areas.

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. Presence of black mould on the ceiling in the northeast bedroom upstairs. 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."
- b. The carpet is lifting and separating from the walls throughout the premises. 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."
- c. There are holes in the drywall in multiple places inside the premises. 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."
- d. The edge of the kitchen counter is in disrepair. This condition is in contravention of Section 14(a)(iii) of the Minimum Housing and Health Standards, which states: "Every housing premises shall be provided with a food preparation area which includes: a counter or table

used for food preparation which shall be of sound construction and furnished with surfaces that are easily cleaned.”

- e. Some electrical outlets in the kitchen and other rooms are missing plate covers. This condition is contrary to 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.”
- f. The ceiling upstairs is cracked and peeling in some 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.”

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 the black mould growth is removed, and the area is remediated, and the source and cause of mould growth is identified and repaired.
 - b. Ensure all surfaces, including the flooring are maintained in a good condition.
 - c. Ensure all surfaces, including the walls are smooth, impervious to moisture, and easy to clean.
 - d. Repair edges of the damaged countertop.
 - e. Ensure that all electrical outlets have plate covers.
 - f. Repair and refinish all damaged areas of the ceiling.
2. The work referred to in paragraph 1 shall be completed by August 10, 2023.

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, July 27, 2023

Confirmation of a verbal order issued to Leslie Storch on July 27, 2023.

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 October 13, 2022

Copy: Town of Hanna