

ORDER OF AN EXECUTIVE OFFICER CLOSED FOR TENANT ACCOMMODATION PURPOSES

To: Jaspal Singh Boparai
"the Owner"

RE: Those housing premises located in Bentley, Alberta and municipally described as:
4929 50 Avenue.

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. Water damage observed on ceilings and walls throughout the premises including the bedroom, hallway, dining room, and common areas. Mould was observed on ceiling material in the dining area.
- b. Uncovered/exposed electrical junction box observed in the storage room.
- c. Damaged electrical cover and exposed electrical outlet observed in the bedroom.
- d. The washroom light is malfunctioning (i.e., flickering) and not in acceptable working condition.
- e. The sink in the washroom is not secure (i.e., it is detached from the wall) and the cold-water tap is in disrepair.
- f. Gaps observed in several areas of the laminate flooring throughout the premises including the kitchen and washroom. Debris buildup present and the subfloor/plywood is exposed.
- g. Caulking around the tub, shower and toilet areas is either missing or in poor condition.
- h. Interior windowpane in the bedroom is in disrepair and the interior windowpane in the kitchen is cracked.
- i. Excessive amounts of dead flies observed in the kitchen and washroom areas.
- j. Mouse droppings and excessive dead flies observed on the main floor of the building.
- k. The south facing exterior door on the main floor is in disrepair (i.e., not weather or pest proof) and is not able to be secured.
- l. The interior door which provides direct access to the upper-level suite, from the main level, is unable to be secured.
- m. Water leak observed in the basement (mechanical room) area of the building.
- n. Water damage observed on the main floor ceiling areas of the building.
- o. Water damage and mould present on walls of the basement of the building.

AND WHEREAS such inspection disclosed that the following breaches of the Public Health Act, the Housing Regulation, Alberta Regulation 173/99, the Minimum Housing and Health Standards and the Nuisance and General Sanitation Regulation, Alberta Regulation 243/2003 exist in and about the above noted premises, namely:

- a. Water damage observed on ceilings and walls throughout the premises including the bedroom, hallway, dining room, and common areas. Mould was observed on ceiling material in the dining area. 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."
- b. Uncovered/exposed electrical junction box observed in the storage room. This is in contravention of Section 11 of the Minimum Housing and Health Standards which states: "Outlets, switches, and fixtures shall be properly installed and shall be maintained in a good and safe working condition."
- c. Damaged electrical cover and exposed electrical outlet observed in the bedroom. This is in contravention of Section 11 of the Minimum Housing and Health Standards which states: "Outlets, switches, and fixtures shall be properly installed and shall be maintained in a good and safe working condition."
- d. The washroom light is malfunctioning (i.e., flickering) and not in acceptable working condition. This is in contravention of Section 11 of the Minimum Housing and Health Standards which states: "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."
- e. The sink in the washroom is not secure (i.e., it is detached from the wall), and the cold-water tap is in disrepair. This is in contravention of Section 3(2) of the Housing Regulation which states: "An owner shall ensure that the housing premises' plumbing system and facilities provided under section 1(b) are free from defects and maintained in proper operating condition." This is also in contravention of Section 7(a) of the Minimum Housing and Health Standards which states: "The washbasins and bathtub or shower shall be supplied with potable hot and cold running water."
- f. Gaps observed in several areas of the laminate flooring throughout the premises including the kitchen and washroom. Debris buildup present and the subfloor/plywood is exposed. This is in contravention of Section 5 of the Minimum Housing and Health Standards which states: "All 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. Caulking around the tub, shower and toilet areas is either missing or in poor condition. 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. All walls shall form a watertight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower."
- h. Interior windowpane in the bedroom is in disrepair and the interior windowpane in the kitchen is cracked. 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."
- i. Excessive amounts of dead flies observed in the kitchen and washroom areas. This is in contravention of Section 16(a) of the Minimum Housing and Health Standards which states: "The owner shall ensure that all rooms and other areas used in common by the occupants of the individual dwellings are maintained in a clean and sanitary condition."
 - (a) The owner shall ensure that the housing premises are free of insect and rodent infestations."

- j. Mouse droppings and excessive dead flies observed on the main floor of the building. This is in contravention of Section 2(1) of the Nuisance and General Sanitation Regulation which states: “No person shall create, commit or maintain a nuisance.” This is also in contravention of Section 16(a) of the Minimum Housing and Health Standards which states: “The owner shall ensure that all rooms and other areas used in common by the occupants of the individual dwellings are maintained in a clean and sanitary condition. (a) The owner shall ensure that the housing premises are free of insect and rodent infestations.”
- k. The south facing exterior door on the main floor is in disrepair (i.e., not weather or pest proof) and is not able to be secured. 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.” and Section 3(a) which states: “Exterior windows and doors shall be capable of being secured.”
- l. The interior door which provides direct access to the upper-level suite, from the main level, is unable to be secured. This is in contravention of Section 2(1) of the Nuisance and General Sanitation Regulation which states: “No person shall create, commit or maintain a nuisance.”
- m. Water leak observed in the basement (mechanical room) area of the building. This is in contravention of Section 1 of the Minimum Housing and Health Standards which states: “Basement, cellar or crawl spaces shall be structurally sound, maintained in good repair and free from water infiltration and accumulation.”
- n. Water damage observed on the main floor ceiling areas of the building. 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.” This is also in contravention of Section 2(1) of the Nuisance and General Sanitation Regulation which states: “No person shall create, commit or maintain a nuisance.”
- o. Water damage and mould present on walls of the basement of the building. 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.” This is also in contravention of Section 2(1) of the Nuisance and General Sanitation Regulation which states: “No person shall create, commit or maintain a nuisance.”

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. Ensure the source of water infiltration is mitigated and replace and/or repair all interior materials (i.e., insulation, drywall) that are wet, or water damaged. All materials which have mould present must be cleaned or remediated as per current accepted guidelines.
 - b. Ensure the electrical junction box is properly installed and in compliance with all applicable regulations, codes, and standards.
 - c. Ensure the electrical outlet cover is replaced and the outlet is not exposed.

- d. Ensure the washroom light is repaired.
 - e. Ensure the washroom sink is repaired (i.e., secured to the wall) and the cold-water tap is functional.
 - f. Ensure all flooring is repaired, free of any gaps, and in a condition that renders it easy to clean.
 - g. Ensure the caulking around the tub, shower, and toilet areas is repaired and/or replaced.
 - h. Ensure the windowpanes in the kitchen and bedroom are repaired or replaced.
 - i. Ensure all dead flies are removed and the kitchen and washroom areas are maintained in a clean and sanitary condition.
 - j. Ensure all mice droppings are removed and the housing premises is free of any rodent infestation.
 - k. Ensure the south facing exterior door on the main floor is repaired or replaced and capable of being secured.
 - l. Ensure the interior door which provides direct access to the upper-level suite, from the main level is repaired and capable of being secured.
 - m. Ensure the source of the water leak in the basement (mechanical room) is identified and mitigated. Replace and/or repair all interior materials (i.e., insulation, drywall) that are wet, or water damaged. All materials which have mould present must be cleaned or remediated as per current accepted guidelines.
 - n. Ensure the water damaged ceiling on the main is repaired. Replace and/or repair all interior materials (i.e., insulation, drywall) that are wet, or water damaged. All materials which have mould present must be cleaned or remediated as per current accepted guidelines.
 - o. Ensure water damaged walls in the basement are repaired. Replace and/or repair all interior materials (i.e., insulation, drywall) that are wet, or water damaged. All materials which have mould present must be cleaned or remediated as per current accepted guidelines.
2. Ensure the housing premises is in compliance with all applicable regulations, codes and standards.
 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 Lacombe, Alberta, January 23, 2024
Confirmation of a verbal order issued to Jaspal Singh Boparai on January 16, 2024.

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>

Template revised October 13, 2022