

ORDER OF AN EXECUTIVE OFFICER CLOSED FOR TENANT ACCOMMODATION PURPOSES ORDER TO VACATE

To: Raymond Rheinhold Baker
Mary Eileen Baker
“the Owner”

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

RE: Those housing premises located in Bashaw, Alberta and municipally described as:
5027 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. Front exterior stairs are damaged and in disrepair.

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. Floor, walls, ceiling and floor coverings including the bathtub surround and shower walls are in disrepair. These conditions are contrary to the Minimum Housing and Health Standards M.O. 57/2012, section III (5) which states: “All walls, windows, ceilings, floors, and floor coverings shall be maintained in good repair, free of cracks, holes, and loose or lifting coverings and in a condition that renders it easy to clean.”
- b. The stove is in disrepair. This condition is contrary to the Minimum Housing and Health Standards M.O. 57/2012, section IV (14)(a)(iv) which states: “Every housing premises shall be provided with a food preparation area which includes: a stove and refrigerator that are maintained in a safe and proper operating condition. The refrigerator shall be capable of maintaining a temperature of 4 degrees C.”
- c. Bedroom windows do not meet the dimensional requirements for emergency egress. This condition is contrary to the Minimum Housing and Health Standards M.O. 57/2012, section III (3)(b)(i) which states: “For buildings of 3 storeys or less and except where a bedroom door provides access directly to the exterior or the suite is sprinklered, each bedroom shall have at least one outside window which may be opened from the inside without the use of tools or special knowledge. Windows referred to above shall provide unobstructed openings with areas not less than 0.35 sq. meters (3.8 sq. ft.), with no dimension less than 380 mm (15 inches).”
- d. Front exterior stairs are damaged and in disrepair. This condition is contrary to the Minimum Housing and Health Standards M.O. 57/2012, section III (3)(c)(i) 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 shall comply with the requirements of the Alberta Building Code or a Professional Engineer design.”

- e. Bathroom sink plumbing was observed to be leaking. This condition is contrary to the Minimum Housing and Health Standards M.O. 57/2012, section IV (6)(c) which states: “All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.”

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 occupants vacate the above noted premises on or before February 9, 2018.
2. 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 walls, ceilings, floors and floor coverings are in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders them easy to clean;
 - b. Ensure that the stove is repaired so that it is safe and in proper working condition or replaced;
 - c. Ensure that all windows are capable of providing unobstructed openings with areas not less than 0.35 square meters (3.8 sq ft) with no dimensions less than 380 mm (15 inches);
 - d. Ensure that exterior stairs are repaired, and comply with the requirements of the Alberta Building Code or Professional Engineer Design; and
 - e. Ensure that plumbing at the bathroom sink is repaired so that it is free from leaks and in good working condition.
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 Wetaskiwin, Alberta, February 7, 2018.
Confirmation of a verbal order issued to Raymond Rheinhold Baker and Mary Eileen Baker on January 29, 2018.

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, Telus Plaza North Tower
10025 Jasper Avenue NW
Edmonton, Alberta, T5J 1S6
Phone: 780-222-5186
Fax: 780-422-0914
Email: HealthAppealBoard@gov.ab.ca
Website: <http://www.health.alberta.ca/about/PHAB.html>

A Notice of Appeal form may be obtained by contacting Alberta Health Services at 780-342-0122 or by contacting the Public Health Appeal Board.

Health Legislation, Regulations and Standards

Electronic versions of the Public Health Act and Regulations are available at the Alberta Queen's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or www.qp.gov.ab.ca.

Health Legislation and regulations are available for purchase. Please contact Alberta Queen's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or www.qp.gov.ab.ca.

Copies of standards are available by contacting the Health Protection Branch of Alberta Health at 780-427-4518 or by visiting: www.health.alberta.ca/about/health-legislation.html

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Copy: Town of Bashaw