

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

To: Ryan Richard Bell
"the Owner"

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

RE: Those housing premises located in Castor, Alberta and municipally described as:
5109 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 infiltration into the basement with extensive mould on the walls and floor.
- b. Broken and boarded up windows; and unfinished floors, walls, ceilings throughout.
- c. Electrical outlets and wiring are in disrepair creating an electrical hazard.
- d. The second floor north exit door does not have any stairs and poses a safety hazard.

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. The basement was observed with water infiltration, visible mould, and a musty odour. This is in contravention of section 1 (b) of the Minimum Housing and Health Standards which states, "Basements, cellars or crawl spaces shall be structurally sound, maintained in good repair and free from water infiltration and accumulation."
- b. Electrical outlets and wiring are not in a safe 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."
- c. Windows were observed boarded up and in poor repair. 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."
- d. Unfinished flooring and walls were observed 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."

- e. Bathrooms were not observed to be maintained in good working condition. The upstairs tub was observed with unfinished cement around the tub, the basement bathroom was observed with a raw wood wall behind and beside the sink. This is in contravention of section 5 (a) 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. 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.”
- f. Stairs have been removed from the North exit door on the second floor which does not allow for safe emergency egress. This is in contravention of section 3 (1)(a)(ii) of the Minimum Housing and Health Standards which states that, “an owner shall ensure that (a) the housing premises are (i) structurally sound, and (ii) in a safe condition.”

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 occupants vacate the above noted premises on or before September 16, 2019.
2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Find the source of the water infiltration into the basement and repair it.
 - b. Clean and sanitize the basement flooring, walls furnace and ductwork.
 - c. Ensure that all light switches and electrical outlets are equipped with proper covers.
 - d. Ensure that all electrical wires, outlets and devices are properly installed and maintained in a safe and good working condition. Please submit a report from a Master or Journeyman Electrician confirming this.
 - e. Repair or replace the broken and/or cracked windows.
 - f. Floors, walls and ceilings throughout the premises must be properly finished so that they are smooth, washable and non-absorbent.
 - g. Install stairs for the second floor north exit so that they can be used for emergency egress. If building code does not require this exit then have it properly secured, and present written approval from the municipal safety codes officer.
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 Stettler, Alberta, August 30, 2019.

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 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.

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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

Template revised May 23, 2019

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Government of Alberta