

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

To: Current Capital Corporation
Todd Engblom
"the Owner"

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

RE: Those housing premises located in Wetaskiwin, Alberta and municipally described as:
5403 48 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. The exterior shingles and painted wood siding is not in a weatherproof condition.
- b. Room being used for bedroom does not have openable windows that will allow for emergency egress.
- c. Windows are in disrepair (cracked glass, missing screens, rotted wood frame material, missing storm windows, etc.).
- d. Doors are missing and damaged on rooms being used as bedrooms.
- e. Ceiling of living room is water damaged with possible mold contamination.

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 exterior shingles and painted wood siding is not in a weatherproof condition. This condition is contrary to section 2(a) of the Public Health Act, Minimum Housing and Health Standards, which states: "The roof and exterior cladding of walls shall be maintained in a waterproof, windproof and weatherproof condition."
- b. Room being used for bedroom does not have openable windows that will allow for emergency egress. This condition is contrary to section 3(b)(ii) of the Public Health Act, Minimum Housing and Health Standards, which states: "Windows referred to in section 3(b)(i) 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)."
- c. Windows are in disrepair (cracked glass, missing screens, rotted wood frame material, missing storm windows, etc.). This condition is contrary to section 2(b)(ii) of the Public Health Act, Minimum Housing and Health Standards, which states: "In housing premises intended for use during the winter months, windows in habitable rooms shall protect against

- the cold weather through the provision of a storm sash, double glazing, or other durable thermal/air resistant barrier as may be approved by the Executive Officer.”
- d. Doors are missing and damaged on rooms being used as bedrooms. This condition is contrary to section 1(a) of the Public Health Act, Minimum Housing and Health Standards, which states: “The housing premises shall be structurally sound.”
 - e. Ceiling of living room is water damaged with possible mold contamination. This condition is contrary to section 1(c) of the Public Health Act, 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.”

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 November 30, 2019.
2. That the Owner undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Repair the roof and siding to ensure that they are rendered in a weatherproof condition as identified in the inspection report dated November 12, 2019.
 - b. Repair or replace windows such that they allow for emergency egress.
 - c. Repair any damaged windows and replace any missing windows.
 - d. Install and repair doors for rooms that are intended or designated as bedrooms.
 - e. Remove any and all water damaged and/or mold contaminated materials from the main floor living room ceiling. Also make any and all necessary repairs to plumbing, electrical or heating pipes that run through this affected ceiling space. Refinish the ceiling. Make copies of any and all approvals and permits from Safety Codes Officers, for this work.
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 Wetaskiwin, Alberta, November 18, 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

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