

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

To: William B Wickland
“the Owner”

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

RE: Those housing premises located in Camrose, Alberta and municipally described as:
5406 49 Avenue – Basement Suite

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 window in the west bedroom does not have an openable area of 3.8 sq. ft. Furthermore, window does not stay in open position and has two frames. The external frame does not open and is bolted from the outside.
- b. Finished laminate flooring in the kitchen is in disrepair. In the middle section, there is an approximately 4 inch crack on the laminate floor, the floor is wet underneath and flooring is not properly levelled.
- c. The lock on the main entrance door is broken and does not effectively lock from the inside.
- d. Four storm windows are not properly equipped with screens.
- e. Smoke alarm was non-operational outside the west bedroom.

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 west bedroom window does not meet emergency egress requirements. This condition is contrary to section 3(b)(i) of the Minimum Housing and Health Standards, 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.” Section 3(b)(ii) of Minimum Housing and Health Standards further states: “Windows referred to in section 3(b)(i) shall provide unobstructed openings with areas not less than 0.35 m² (3.8ft²), with no dimension less than 380 mm (15”).”
- b. Finished laminate flooring in the kitchen is in disrepair. This condition is contrary to 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. The lock on the main entrance door is broken and does not effectively lock from the inside. This is contrary to section 3(a) of the Minimum Housing and Health Standards, which states: “Exterior windows and doors shall be capable of being secured.”
 - d. Basement suite has four storm windows with no screens. This is contrary to section 2 (b)(iii) of the Minimum Housing and Health Standards, which states: “During the portion of the year when there is a need for protection against flies and other flying insects, every window or other device intended for ventilation shall be supplied with effective screens.”
 - e. Smoke alarm was non-operational outside the west bedroom. This is contrary to section 12 of the Minimum Housing and Health Standards, which states: “Smoke alarms within dwellings shall be installed between each sleeping area and the remainder of the suite and, where hallways serve the sleeping areas; the smoke alarms shall be installed within the hallway. (a) Smoke alarms shall be operational and in good repair at all times.”

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 April 30, 2023.
2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. The west bedroom window will need to be replaced meeting all the requirements for emergency egress and must be openable.
 - b. The flooring will need to be checked as it appears to be subjected to a small volume of water that was discharged. The water damaged and cracked flooring materials are to be removed and refinished. Ensure floor and floor coverings are maintained in good repair. Remediate and/or replace water damaged flooring materials.
 - c. Ensure that basement suite has an effective security lock.
 - d. Ensure that screens are installed on all openable windows.
 - e. Install a functioning smoke alarm in the basement area.
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, March 28, 2023.

Confirmation of a verbal order issued to William B Wickland & Jackie Wideman on March 27, 2023.

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>

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