

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

To: Sylvan Lake Beachfront Resort Ltd.
Roger Djoutsa
Berthe Rachel Lele Djoutsa
“the Owners”

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

RE: Those housing premises located in Sylvan Lake, Alberta and municipally described as:
Beachfront Resort Ltd., Units 18, 19, 27, 28, 29, 30, 4505 Lakeshore Drive.

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. There is no running potable water to the listed Units 18, 19, 27, 28, 29 and 30.
- b. There is water infiltration into the units from an exterior burst pipe.
- c. There were cockroaches observed in Unit 27.

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. There is no running potable water to the listed units above. Potable running water is required for consumption, dishwashing, and proper operation of the sanitary facilities. This condition is contrary to Section 8(d) and 9 of the Minimum Housing and Health Standards, which states: “Every owner must ensure a continuous supply of electricity, water and heat unless the rental agreement stipulates that such utility services are the sole responsibility of the occupant.”, and “Every building used in whole or in part, as housing premises must be supplied with a potable water supply of sufficient volume, pressure and temperature to serve the needs of the inhabitants.”
- b. Damage was observed on the interior and exterior wall of Unit 19 and to the left and right of the unit. The interior wall, carpet and ceiling in Unit 19 observed to be infiltrated with water. Wall was soft to the touch and bulging in these areas. Elevated moisture detected in these areas. 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.”
- c. There were cockroaches observed under the kitchen sink, and on the refrigerator, within Unit 27. This is a contravention of Section 16(a) of the Minimum Housing and Health Standards, which states: “The owner shall ensure that the housing premises are free of

insect and rodent infestations. (i) all situations requiring the application of pesticides shall be conducted in accordance with the Environmental Protection and Enhancement Act and regulation; and (ii) whenever a pesticide is applied in a dwelling, the occupant shall be notified in accordance with the latest edition of the Environmental Code of Practice for Pesticides published by Alberta Environmental Protection. (iii) it is the occupant's responsibility to allow access in accordance to the Residential Tenancy Act to do whatever is necessary to ensure the dwelling unit is ready for pesticide application."

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 no occupants may inhabit the above noted premises.
2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Restore water services to the above noted premises.
 - b. Repair and replace any missing or damaged flooring, ceiling, wall materials in the premises that have been damaged by water infiltration.
 - c. Ensure the exterior walls are maintained in a waterproof, windproof and weatherproof condition.
 - d. Obtain the services of a professional pest control company to treat Unit 27 and any other units where pest is identified.
 - e. Arrange for an inspection with an Executive Officer to inspect each unit subject to the Minimum Housing and Health 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 Sylvan Lake, Alberta, January 29, 2024

Confirmation of a verbal order issued to Dhuval Djoutsa on January 29, 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>

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Copy: Town of Sylvan Lake