

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

To: 1311426 Alberta Ltd.
"the Owner"

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

RE: Those housing premises located in Trochu, Alberta and described as:
Trochu Hotel, 201 Main Street – Third Floor, Rooms 301 - 310

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 has leaked through the roof of the premises, resulting in water damage to the rafters, ceiling joists, insulation materials, and ceiling.
- b. There are insufficient smoke alarms between sleeping areas, and they are not interconnected to other floors.
- c. Walls, floors and ceilings are damaged and are in poor condition.
- d. The main fire exit door is damaged, and lacks an emergency egress push bar.
- e. Electrical outlets are not covered, and there are exposed electrical wires.

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 roof has leaked resulting in water damage to the rafters, ceiling joists, insulation materials, and ceiling. This condition is contrary to the requirements of the Minimum Housing and Health Standards, section 2(a) which states: "The roof and exterior cladding of walls shall be maintained in a waterproof, windproof and weatherproof condition." and section 1(c) which states: "Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced."
- b. There are insufficient smoke alarms between sleeping areas, and they are not interconnected to other floors. This condition is contrary to the requirements of the Minimum Housing and Health Standards, section 12(a) 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. Smoke alarms shall be operational and in good repair at all times."
- c. The walls, floors and ceilings are in poor condition. This condition is contrary to the requirements of the Minimum Housing and Health Standards, section 5 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.”

- d. There are damaged and improperly installed emergency egress doors that lack emergency egress push bars. This condition is contrary to the requirements of the Minimum Housing and Health Standards, section 1(c) which states: “Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.”
- e. There are electrical outlets that are not properly installed with exposed electrical wires. This condition is contrary to the requirements of the Minimum Housing and Health Standards, section 11 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.”

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 March 3, 2020.
2. That the Owner undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Take immediate measures to prevent water infiltration through the roof, and to remove any water and mould damaged materials.
 - b. Install a smoke alarm system that connects all sleeping rooms in the hotel and is interconnected to the main fire system. This is to be done in accordance with the Fire Code Inspection Report dated February 12, 2020. A satisfactory inspection report to this effect must be provided from a Fire Safety Code Inspector.
 - c. All walls, floors and ceilings must be repaired, and maintained in good repair.
 - d. Emergency egress doors must be repaired, and maintained in good repair. A satisfactory inspection report is required from the Fire Codes Safety Officer that all emergency egress requirements are in compliance.
 - e. The electrical outlets and wiring must be repaired and maintained in compliance with the Alberta Building Code. A satisfactory inspection report to this effect must be provided from a Master Electrician or 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 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 Stettler, Alberta, March 3, 2020

Confirmation of a verbal order issued to Young Sik Hwang, Director on March 3, 2020.

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: <https://www.alberta.ca/health-standards-and-guidelines.aspx>

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Copy: Town of Trochu

Stettler • Stettler Community Health Centre • Environmental Public Health

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www.albertahealthservices.ca/eph.asp