

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

To: Jennifer Voung

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

RE: The "housing premises" located in Edmonton, Alberta and municipally described as:
10019 153 Street NW, Edmonton Alberta

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 kitchen window did not lock.
- b) The living room window did not lock.
- c) The shower nozzle was missing in the upstairs washroom.
- d) It appears that the plumbing from the upstairs bathroom(s) was leaking. The leak had damaged the ceiling on the main level in the kitchen and in the back hallway. There was a bucket placed under the ceiling which was being used to catch water.
- e) There was a hole in the ceiling in the back hallway and mould growth was noted. Sections of the ceiling and wall were water damaged and the finishes were missing/peeling/bubbling.
- f) There was a section of ceiling in the kitchen which was water damaged and the finishes were peeling and bubbling.
- g) There were exposed electrical wires dangling from the ceiling in the upstairs hallway.
- h) An electrical panel was located in the main floor washroom adjacent to the toilet.
- i) There had been a sewage back-up in the basement and the area had not been cleaned and sanitized.
- j) There were sections of flooring, baseboards, and walls in the basement that were water damaged. They were water stained and using the moisture meter high levels of moisture were detected.
- k) Floor tiles between the kitchen and back hallway were broken and not secured.

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. Items [a, b] are in contravention of section III(3)(a) of the Minimum Housing and Health Standards which states that: Exterior windows and doors shall be capable of being secured.
- b. Items [c,d] are in contravention of section IV(6)(a) of the Minimum Housing and Health Standards which states that: The plumbing system and the sanitary drainage system or private sewage disposal system, as the case may be, including drains, fixtures, traps, vents, stacks, waste disposal facilities, pumpout sewage holding tanks, septic tanks and the disposal system shall be maintained in a proper operating condition.
- c. Items [e,f,j,] are in contravention of section III(1)(c) of the Minimum Housing and Health Standards which states that: Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.
- d. Items [h,g] are in contravention of section IV(11) of the Minimum Housing and Health Standards which states that: 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.
- e. Item [i] is in contravention of section III(1)(a,b) of the Minimum Housing and Health Standards which states that: the housing premises shall be structurally sound, and; basements, cellars or crawl spaces shall be structurally sound, and maintained in good repair and free from water infiltration and accumulation.
- f. Item [k] is in contravention of section III(5) of the Minimum Housing and Health Standards which states that: 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.

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 above noted premises be vacated on or before June 30, 2018.
2. **Prior to any repairs being complete you must retain the services of a qualified Environmental Consultant or Industrial/ Occupational Health Hygienist. The Environmental Consultant or Industrial/ Occupational Health Hygienist must assess the conditions within the above noted premises including applicable sampling for asbestos containing materials and carrying out of environmental air quality analyses of the interior spaces (including the wall and floor cavities) for water and mould damage.**

A detailed assessment report and scope of work plan including a hazardous materials audit and management plan, as prepared by the Environmental Consultant, must be submitted to the undersigned for review.

All work, including painting, reinstallation of drywall and laying of new flooring and/or sub floors does not occur until suitable air sample results are received and are to the satisfaction of Alberta Health Services.

The owner is responsible for ensuring that any work is conducted in safe manner.

3. That the owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Install window locks on the kitchen and living room window. Ensure all windows and exterior doors are capable of being secured.
 - b. Install a shower nozzle in the upstairs washroom. Ensure all fixtures are in good repair.
 - c. Identify and correct the source of moisture infiltrating the main floor ceiling. Remove and replace all water-damaged material. This includes material in the kitchen and back hallway.
 - d. Cap or cover the exposed electrical wires hanging from the ceiling in the upstairs hallway.
 - e. Relocate the electrical panel in the washroom so it complies with the Alberta Building Codes. Ensure appropriate permits are obtained from the jurisdiction having authority.
 - f. Repair or replace the collapsed sewage pipe and take all measure necessary to prevent further back up. Provide our office with a report from a qualified individual stating this has been completed.
 - g. Hire a remediation company to clean and sanitize the basement.
 - h. Remove all water damaged materials in the basement. Replace with materials that are in good repair.
 - i. Replace the broken floor tiles between the kitchen and back hallway and ensure the floor tiles are securely fastened.

4. 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 Edmonton, Alberta, June 15, 2018
Verbal Order issued to Jennifer Vuong on June 14, 2018.

_____(Original Signed)_____
Meaghen Allen, CPHI(C)
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 within ten (10) days after receiving the order to the Public Health Appeal Board located at Reception, Main Floor, Telus Plaza, 10025 Jasper Avenue, Edmonton, Alberta, T5J 1S6, Telephone 780-427-2813 Fax 780-422-0914.

The terms of this Order remain in effect notwithstanding the filing or proposed filing of any such appeal. If you appeal, you may also make an application to the Board for a stay of this Order pending the appeal.

A copy of the Public Health Appeal form may be obtained by contacting Alberta Health Services at 780-342-0122 or the Public Health Appeal Board 780-427-2813.

You are advised that all orders remain in effect pending such an appeal

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