

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

To: 1981698 Alberta LTD. Alex Wong
"the Owner" "the Owner"

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

RE: Those housing premises located in Edmonton, Alberta and municipally described as:
1 – 10126 154 Street NW Edmonton, AB T5P 2H3

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 temperature within the unit measured 16 degrees Celsius at the time of inspection.
- b. The windows within the unit (including the living room window, bedroom windows, and kitchen window) were broken. The tenant of the unit indicated people were able to access the unit from outside via the broken windows. As a result, the unit was unable to be secured.
- c. There was an ongoing cockroach infestation occurring within the unit/building.
- d. There were no working smoke alarms installed within the unit.

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 temperature within the unit measured 16 degrees Celsius at the time of inspection. This is in contravention of Section 8(a) of the Minimum Housing and Health Standards, which states that "All heating facilities within a housing premises are to be properly installed and maintained in good working condition, and be capable of safely and adequately heating all habitable rooms, bathrooms, and toilet rooms within the building to a temperature of ; (i) at least 22°C(71°F), or (i) maintained at a temperature of at least 22°C(71°F) when the control of the supplied heat in a dwelling is the responsibility of a person other than the occupant."
- b. The windows within the unit (including the living room window, bedroom windows, and kitchen window) were broken. The tenant of the unit indicated people were able to access the unit from outside via the broken windows. As a result, the unit was unable to be secured. This is in contravention of Sections 2(b)(i) and 3(a) of the Minimum Housing and Health Standards, which state that "All windows and exterior doors shall be;

maintained in good repair, free of cracks and weatherproof.”, and furthermore that, “Exterior windows and doors shall be capable of being secured.”

- c. There was an ongoing cockroach infestation occurring within the unit/building. This is in contravention of Section 16(a) of the Minimum Housing and Health Standards, which states that “The owner shall ensure that the housing premises are free of insect and [sic] rodent infestations;”
- d. There were no working smoke alarms installed within the unit. This is in contravention of Section 12 of the Minimum Housing and Health Standards, which states that “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.”
- e. The cover for the thermostat was missing. This is in contravention of Section 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.”
- f. The walls within the bedroom were damage (many of which had holes present). This is in contravention of Section 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.”
- g. The seal between the kitchen counter/wall behind the kitchen sink was missing. This is in contravention of Section 5(b) of the Minimum Housing and Health Standards, which states that “Rooms and sections of rooms that are used for food preparation and cooking shall have walls and floors constructed of materials which do not provide harbourage to dirt, grease, vermin and bacteria and that are easily kept clean.”
- h. The bathroom sink faucet was broken and unusable. This is in contravention of Section 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.”
- i. The bathtub was slow to drain and there were signs a back-up had occurred within the tub. This is in contravention of Section 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.”
- j. The kitchen sink faucet was leaking from the base of the faucet. This is in contravention of Section 6(c) of the Minimum Housing and Health Standards, which states that “All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.”
- k. The bathroom door was cracked and damaged. This is in contravention of Section 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.”
- l. The openable windows throughout the unit were not equipped with insect screens. This is in contravention of Section 2(b)(iii) of the Minimum Housing and Health Standards, which states that “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.”

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 May 10, 2024.
2. That the Owner immediately undertake pursue the completion of the following work in and about the above noted premises, namely:
 - a. Repair the heating system to ensure the temperature within the unit is maintained at (or, if under the control of the tenant, is capable of being maintained at) 22 degrees Celsius.
 - b. Replace the broken windows throughout the unit, including: the window in the living room, the windows in the bedrooms, and the kitchen window. Ensure the windows are capable of being locked and secured.
 - c. Hire the services of a licensed pest control technician to treat the cockroach infestation within the unit/building. Provide any reports generated by the pest control technician to Alberta Health Services (AHS) Environmental Public Health (EPH).
 - d. Install a working smoke alarm between the bedrooms of the unit and the remainder of the unit.
 - e. Replace the missing cover for the thermostat.
 - f. Repair the damaged walls within the bedrooms (and throughout the unit as needed).
 - g. Replace the missing caulking between the wall behind the sink/the kitchen counter.
 - h. Replace the broken bathroom sink faucet.
 - i. Repair the bathtub drainage.
 - j. Repair or replace the kitchen sink faucet.
 - k. Replace the damaged bathroom door.
 - l. Install insect screens on the openable windows throughout the unit.
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 Edmonton, Alberta, April 26, 2024.

Confirmation of a verbal order issued to Alex Wong on April 25, 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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www.albertahealthservices.ca/eph.asp