

ORDER OF AN EXECUTIVE OFFICER UNFIT FOR HUMAN HABITATION ORDER TO VACATE

To: Ice District Corp. Dwayne's Housing
"the owner" "the property manager"

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

RE: Those housing premises located in Edmonton, Alberta and municipally described as:
Suite 110, 10128 105 Avenue NW

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 was evidence of bedbug infestations in the suite.
- b. There appears to be urine and feces on surfaces throughout the suite, and there was a strong urine and feces smell in the premises.
- c. There was the risk of cross-contamination of fluids and pests into the common areas by the tenant and/or individual(s) including maintenance, pest control professionals who may be coming and going from the suite.
- d. The window pane was broken.
- e. The premises was kept in an unsanitary condition and a buildup of dirt and debris was noted on surfaces and finishes throughout the suite.

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. Item [a] is in contravention of section V. 16(a) of the Minimum Housing and Health Regulations which states that: The owner shall ensure that the housing premises are free of insect and rodent infestations.
- b. Items [b., c., e.] are in contravention of section 5(2) of the Housing Regulation which states no person shall create, commit or maintain a nuisance by creating, committing or maintaining a condition that is or might become injurious or dangerous to the public health or that might hinder in any manner the prevention or suppression of disease.
- c. Item [d] is a contravention on section III(2)(b) of the Minimum Housing and Health Standards which states that: The owner shall ensure that the housing premises is structurally sound, in a safe condition, in good repair, and maintained in a waterproof, windproof and weatherproof condition. 2(b)(i) All windows and exterior doors be; maintained in good repair, free of cracks and weatherproof.

AND WHEREAS, by virtue of the foregoing, the above noted premises are hereby declared to be **Unfit for Human Habitation**.

NOW THEREFORE, I hereby **ORDER** and **DIRECT**:

1. That the occupants vacate the above noted premises on or before October 9, 2017.
2. That the owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Have the suite and any potentially affected adjacent areas treated for pest infestation, ensuring that appropriate pesticide applicators are employed.
 - b. Repair or replace the broken window. Ensure all windows and doors are maintained in good repair, free of cracks and weatherproof and weatherproof.
 - c. Ensure the suite is cleaned and properly disinfected by an individual trained to handle and clean-up blood and bodily fluids.
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 vacant and secure from unauthorized entry.

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, September 26, 2017
Confirmation of a verbal order issued to Jonathan Perry on September 20, 2017.

_____(Original Signed)_____

Meaghen Allen, CPHI(C)
Executive Officer
Alberta Health Services

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