

## ORDER OF AN EXECUTIVE OFFICER

**To:** Christiaan Doekesz Odinga  
“the Owner”

**RE:** Those housing premises located in Edmonton, Alberta and municipally described as:  
10603 – 103 Street NW  
Lot 241; Block 2; Plan B3

**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 a severe bedbug infestation in the suites and common areas.
- b. The paint behind the second floor toilet was in disrepair and peeling off.
- c. The wall and silicon surrounding the bathtub and faucet in the main floor bathroom were in disrepair, creating water infiltration and potentially mould growth.
- d. The wall and silicon surrounding the bathtub and faucet in the second floor bathroom were in disrepair, creating water infiltration and potentially mould growth.
- e. The south window in Suite 1 was single paned.
- f. The west window in Suite 2 was single paned.
- g. The light fixture covers were missing in the Suites 5 and 8, the bathrooms, the kitchen and the hallways.
- h. The electrical outlet/switch covers were missing in Suites 2, 4, 5, 6, 7, and 8.
- i. The handrail extension installed on top of the existing handrail, on the staircase leading to the second floor, was loose and not properly secured.
- j. The bathroom vanity in the main floor was not easy to clean, discolored and deteriorating.
- k. There was water damage under the hand sink in the main floor bathroom.
- l. The clothes dryer was not venting to the outside of the building.
- m. There were no visible numbers posted on the suite front doors in case they needed to be identified for fire or emergency purposes.

**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. Violation [a.] is in contravention of section V(16) of the Minimum Housing and Health Standards which states that: The owner shall ensure that all rooms and other areas used in common by the occupants of the individual dwellings are maintained in a clean and sanitary condition. (a) The owner shall ensure that the housing premises are free of insect and rodent infestations; and (i) all situations requiring the application of pesticides must be applied in accordance with the Environmental Protection and Enhancement Act and regulations; 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 occupants 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.
- b. Violations [b., c., and d.] are in contravention section III(1)(c) and III(5) 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. 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.
- c. Violations [e., and f.] are in contravention of section 2(b)(i) of the Minimum Housing and Health Standards which states that all windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof. (ii)... windows in habitable rooms shall protect against cold weather through the provision of a storm sash, double glazing, or other durable thermal/air resistant barrier as may be approved by the Executive Officer.
- d. Violations [g., and h.] are in contravention of section 11 of the Minimum Housing and Health Standards which states that: Outlets, switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition.
- e. Violation [i.] is in contravention of section 3(c) of the Minimum Housing and Health Standards which states that: "Inside of outside stairs or porches, including all treads, risers, supporting structural members, handrails, guards and balconies shall be maintained in good repair and shall comply with the requirements of the Alberta Building Code or a Professional Engineer design."
- f. Violations [j., k., l., and m.] are in contravention of Part 1, section 2(1) of the Nuisance and General Sanitation Regulation which states that no person shall create, commit or maintain a nuisance, and 2(2)(a) which states that without limiting the generality of subsection (1), a person who creates, commits or maintains (a) any premises in 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 is deemed to have created, committed or maintained a nuisance.

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

1. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
  - a. Ensure that a licensed Pest Control Operator is contracted to rigorously treat for bedbugs in the premises. ***Provide copies of pest control reports to this office.***
  - b. Ensure that all walls in the bathrooms including those surrounding the bathtubs, are maintained in good repair, free of cracks, holes, loose or lifting coverings, and in a condition that renders it easy to clean.
  - c. Ensure that windows in Suite 1 and 2 are maintained in good repair, free of cracks, and the glass is double paned.
  - d. Ensure that all light fixtures are properly installed and maintained in a good and safe working condition.
  - e. Ensure that electrical outlet/switch covers are properly installed and are maintained in a good and safe condition.
  - f. Ensure that the handrail extension installed on top of the existing handrail, on the staircase leading to the second floor is secured, in good repair, and complies with the requirements of the Alberta Building Code or a Professional Engineer design.
  - g. Ensure that the bathroom vanity in the main floor is smooth, easy to clean, and in good repair.
  - h. Repair or remove any water damaged materials under the hand sink in the main floor bathroom.
  - i. Ensure that the clothes dryer is venting to the outside of the building.
  - j. Ensure that all suites have visible numbers posted on their front doors. In case of an emergency, they will be easy found or identified.

2. The work referred to in paragraph 1 shall be completed by the following dates:

**Items a., h., i., and m. within 15 days.**

**Items b., c., d., e., f., g., by July 20, 2017.**

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 20, 2017

\_\_\_\_\_(Original Signed)\_\_\_\_\_

Elio Moreno, MPH, B.Sc., 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 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, Telus Plaza North Tower  
10025 Jasper Avenue NW  
Edmonton, Alberta, T5J 1S6  
Phone: 780-222-5186  
Fax: 780-422-0914

Email: [HealthAppealBoard@gov.ab.ca](mailto:HealthAppealBoard@gov.ab.ca)

Website: <http://www.health.alberta.ca/about/PHAB.html>

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](http://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](http://www.health.alberta.ca/about/health-legislation.html)

Template revised December 13, 2016

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Page 5 of 5

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[www.albertahealthservices.ca/eph.asp](http://www.albertahealthservices.ca/eph.asp)