

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

To: Noel R Quilala Rosario I Quilala Kim Quilala Ngo
"the Owner" "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:

Unit 5 – 10644 105 Street NW Edmonton, Alberta, T5H 2W9

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 a significant cockroach infestation present at the time of inspection. Live cockroaches were observed within the suite.
- b. There was no working smoke alarm present within the unit to notify the tenants in the event of an emergency.
- c. One of the locks for the entry door into the suite was missing. The entry door was cracked and split along the inside of the door.
- d. The walls and floors throughout the suite were damaged.
- e. The wood located behind the kitchen sink was water damaged.
- f. The bedroom door was damaged.
- g. The window in the kitchen was cracked.
- h. The light fixture in the bathroom was falling off.
- i. A number of the electrical outlets and light switches were missing the back plates/covers.
- j. The bathtub was clogged at the time of inspection.

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. There was a significant cockroach infestation present at the time of inspection. Live cockroaches were observed within the suite. 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] rodent infestations;*"
- b. There was no working smoke alarm present within the unit to notify the tenants in the event of an emergency. 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.”*
- c. One of the locks for the entry door into the suite was missing. The entry door was cracked and split along the inside of the door. This is in contravention of Section 3(a) of the Minimum Housing and Health Standards, which states that *“Exterior windows and doors shall be capable of being secured.”*
 - d. The walls and floors throughout the suite were damaged. 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.”*
 - e. The wood located behind the kitchen sink was water 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.”*
 - f. The bedroom door was 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.”*
 - g. The window in the kitchen was cracked. This is 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.”*
 - h. The light fixture in the bathroom was falling off. 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.”*
 - i. A number of the electrical outlets and light switches were missing the back plates/covers. 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.”*
 - j. The bathtub was clogged at the time of inspection. 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.”*

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 September 30, 2022.
2. That the Owner undertake and pursue the completion of the following work in and about the above noted premises, namely:

- a. Hire the services of a pest control professional to treat the cockroach infestation. Provide any reports provided by the pest control professional to this office (i.e. Alberta Health Services Environmental Public Health).
 - b. Install a working smoke alarm between the sleeping space of the suite and the remainder of the suite. Ensure the smoke alarm is maintained in proper operating condition (as per manufacturer's specifications).
 - c. Replace the entry door and missing lock to the suite. Ensure the suite is capable of being secured.
 - d. Repair the damaged finishes throughout the suite.
 - e. Remove and replace the damaged wood behind the kitchen sink and replace with new materials.
 - f. Replace the damaged door to the bedroom.
 - g. Replace the cracked window in the kitchen.
 - h. Repair the light fixture in the bathroom.
 - i. Replace the missing plate covers for the electrical outlets and light switches.
 - j. Unclog the bathtub. Ensure it is capable of draining properly.
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, September 16, 2022.

Confirmation of a verbal order issued to Kim Quilala Ngo on September 16, 2022.

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 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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Edmonton • Environmental Public Health

Suite 700, 10055 – 106 Street NW, Edmonton, AB T5J2Y2

www.albertahealthservices.ca/eph.asp