

**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 7 – 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 were security bars present along the egress window in the bedroom. The security bars were screwed in place and required tools/special knowledge to open in the event of an emergency.
- b. There was a significant cockroach infestation present at the time of inspection. Live cockroaches were observed within the suite.
- c. There was no working smoke alarm present within the unit to notify the tenants in the event of an emergency.
- d. There was significant water damage noted around the shower and bathroom wall.
- e. A number of the electrical outlets and light switches were missing the back plates/covers.
- f. A number of the tiles in the bathroom were in disrepair.

**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 were security bars present along the egress window in the bedroom. The security bars were screwed in place and required tools/special knowledge to open in the event of an emergency. This is in contravention of Section 3(b)(iii) of the Minimum Housing and Health Standards, which states that *"If the window referred in section 3(b)(i) is provided with security bars, the security bars shall be installed so they may be opened from the inside without the use of any tools or special knowledge."*
- b. 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;"*

- c. 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.”*
- d. There was significant water damage noted in the bathroom. The wall of the bathroom was also 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.”*
- e. 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.”*
- f. A number of the tiles in the bathroom were in disrepair. This is in contravention of Section 5(a) of the Minimum Housing and Health Standards, which states that *“Rooms containing a flush toilet and/or a bathtub or shower shall have walls and floors that are smooth, non-absorbent to moisture and easy to clean. All walls shall form a watertight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower.”*

**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 diligently pursue the completion of the following work in and about the above noted premises, namely:
  - a. Remove the security bars from all egress windows within the suite (i.e. those located in sleeping areas). Any security bars present in sleeping areas must be capable of being opened without tools or special knowledge in the event of an emergency.
  - b. 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).
  - c. 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).
  - d. Find the source of the leak in the bathroom. Remove all water damaged materials and replace with new materials. Ensure any repairs are conducted in compliance with Alberta Occupational Health & Safety (OHS) requirements for asbestos removal/abatement.
  - e. Repair/Replace the missing plate covers for the electrical outlets and light switches.

- f. Repair/Replace tiles in the bathroom to ensure the surface is smooth and easy to clean.
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 19, 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](mailto: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**

Order of an Executive Officer – Closed for Tenant Accommodation – Order to Vacate

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T5H 2W9

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