

**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 8 – 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 functional smoke alarm present within the unit to notify the tenants in the event of an emergency.
- c. Unit door was unable to be secured.
- d. A number of the electrical outlets and light switches were missing the back plates/covers.
- e. A number of the tiles in the shower were in disrepair.
- f. A number of kitchen cabinet doors were missing/broken.

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 functional 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. Unit door was unable to be secured. 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. 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.”*
- e. A number of the tiles in the shower 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.”*
- f. A number of kitchen cabinet doors were missing/broken. This is in contravention of Section 14(a) of the Minimum Housing and Health Standards, which states that *“Every housing premises shall be provided with a food preparation area, which includes: (i) a kitchen sink that is supplied with potable hot and cold water and suitably sized to allow preparation of food, washing utensils and any other cleaning operation; and (ii) cupboards or other facilities suitable for the storage of food; and (iii) a counter or table used for food preparation which shall be of sound construction and furnished with surfaces that are easily cleaned; and (iv) a stove and a refrigerator that are maintained in a safe and proper operating condition. The refrigerator shall be capable of maintaining a temperature of 4 degrees C. (400F).”*

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 functional 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. Repair/Replace the unit door. Ensure the suite is capable of being secured.
 - d. Repair/Replace the missing plate covers for the electrical outlets and light switches.
 - e. Repair/Replace tiles in the bathroom to ensure the surface is smooth and easy to clean.
 - f. Repair/Replace kitchen cabinets
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
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

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RE: The premises located in Edmonton, Alberta and municipally described as: Unit 8 - 10644 105 Street NW Edmonton, Alberta
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