

ORDER OF AN EXECUTIVE OFFICER

To: Armohom Narayan Manor Narayan Leen Craft Homes INC.
"the Owner" "the Owner" "the Owner"

RE: Those housing premises located in Edmonton, Alberta and municipally described as:

10711 149 Street NW Edmonton, AB T5P 1M3

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. The windows in the basement bedroom and living room were not large enough to facilitate egress. The window in the bedroom measured <15 inches wide. The window in the main living room measured 15" x 18.25".
- b. There were hatches/locks along the basement bedroom doors.
- c. The smoke alarm within the main floor suite was not in operation (it appeared the battery had been removed).

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. The windows in the basement bedroom and living room were not large enough to facilitate egress. The window in the bedroom measured <15 inches wide. The window in the main living room measured 15" x 18.25". This is in contravention of Section 3(b)(i) of the Minimum Housing and Health Standards, which states that "For buildings of 3 storeys or less and except where a bedroom door provides access directly to the exterior or the suite is sprinklered, each bedroom shall have at least one outside window which may be opened from the inside without the use of tools or special knowledge."
- b. There were hatches/locks along the basement bedroom doors. This is in contravention of Section 5(2) of the Alberta Housing Regulation (AR 173/99), which states that "No person shall cause or permit any condition in housing premises that is or may become injurious or dangerous to the public health, including any condition that may hinder in any way the prevention or suppression of disease."
- c. The smoke alarm within the main floor suite was not in operation (it appeared the battery had been removed). 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. The toilet in the basement washroom was disconnected. Furthermore, the toilet tank lid was missing. 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."

- e. The mechanical ventilation fan in the basement washroom was disconnected/not in operation. This is in contravention of Section 7(c) of the Minimum Housing and Health Standards, which states that "All rooms containing a flush toilet and/or bathtub or shower shall be provided with natural or mechanical ventilation."
- f. The handwash sink in the basement bathroom was disconnected and appeared to have been torn away from the wall. 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."
- g. The following finishes were damaged at the time of inspection: the tiles along the floor of the basement bathroom (which were cracked), the walls/floors where the basement kitchen had previously been located, the trim around the front door (which was damaged/missing in sections), the carpets within the bedrooms of the main floor (which were stained/torn), and the tiles along the floor of the landing between the main floor/basement suite (which were cracked/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. (a) 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. (b) Rooms and sections of rooms that are used for food preparation and cooking shall have walls and floors constructed of materials which do not provide harbourage to dirt, grease, vermin and bacteria and that are easily kept clean."
- h. The guardrail along the front of the home was loose. This is in contravention of Section 3(c)(i) of the Minimum Housing and Health Standards, which states that "Inside or 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."
- i. The surface of the bathtub along the main floor was worn. 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."

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. Install adequate means of emergency egress to the basement sleeping spaces. Specifically, each sleeping space must have an unobstructed, openable window that measures at least 3.8 ft² (with no dimension less than 15 inches).
 - b. Remove the latches/locks from the exterior of the bedroom doors.
 - c. Repair/replace the smoke alarm along the main floor.

- d. Repair the toilet in the basement. Replace the missing toilet tank lid.
- e. Repair/replace the mechanical ventilation fan in the basement bathroom.
- f. Repair the handwash sink in the basement bathroom.
- g. Repair the following finishes: the tiles along the floor of the basement bathroom, the walls/floors where the basement kitchen had previously been located, the trim around the front door, the carpets within the bedrooms of the main floor, and the tiles along the floor of the landing between the main floor/basement suite.
- h. Repair the guardrail along the front of the home.
- i. Repair/replace the surface of the main floor bathtub.

2. The work referred to in paragraph 1(a) – (c) shall be completed by October 4, 2024.
The work referred to in paragraph 1(d) – (i) shall be completed by October 17, 2024.

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 17, 2024

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, 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 visiting: <https://www.alberta.ca/health-standards-and-guidelines.aspx>

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www.albertahealthservices.ca/eph.asp