

- b. Item [b] is in contravention of section III(2)(b)(iii) of the Minimum Housing and Health Standards which states that: During the portion of the year when there is a need for protection against flies and other flying insects, every window or other device intended for ventilation shall be supplied with effective screens.
- c. Item [d] is in contravention of section IV (6) (c) of the Minimum Housing and Health Standards which states that: All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.
- d. Item [e] is in contravention of section III (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.
- e. Items [f, h and j] are in contravention of section III (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. Item [c] is in contravention of section (5)(2) of the Housing Regulations 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
- g. Items [j and g] are in contravention of section III (5) (a) 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.

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

- 1. That the suite remain vacant.
- 2. That the owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Install a functional smoke alarm in the suite. Ensure the smoke alarm is in good repair and operational at all time.
 - b. Install window screens on all windows which are intended for ventilation.
 - c. Install the covers on the baseboard floor heat registers.
 - d. Repair or replace the shower faucet. Ensure all plumbing fixtures are in good repair.
 - e. Ensure all windows are double paned, in good repair and properly weatherproofed.
 - f. Install the kitchen drawer and remove the damaged countertop. Replace with material that is in good repair, smooth, non-absorbent and easy to clean.
 - g. Retain the services of an Environmental Consultant or Industrial/Occupational Health Hygienist that must be approved by Alberta Health Services and prior to the commencement of renovation or repairs. Have the environmental consultant assess the conditions within the above noted premises for all water-damaged materials and mold. The assessment must include the wall and floor cavities. A full pre mould remediation inspection report is required. At a minimum, the report must describe the building construction, finishes, materials and components and recommendations for restoration.

All hazardous building materials are to be properly managed and disposed of in accordance with government standards and guidelines and industry codes of practice.

Once the water damaged materials have been removed a post mould remediation report is required this will include environmental air quality sampling and photographic evidence that

all mouldy material has been. Testing and reporting shall follow the requirements outlined in Alberta Health Services' Fungal Air Testing Protocol.

- h. Once g. is completed, replace the removed ceiling and wall material with building material that is in good.
 - i. Ensure flooring throughout the premises is in good repair. This includes installing missing baseboards, ensure transition strip pieces are in good repair and there are no gaps in the floorboard.
 - j. Repair the trim on the front door. Ensure all building material is in good repair.
3. That until such time as the work referred to above is complete 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, April 28, 2018

_____(Original Signed)_____
Meaghen Allen, CPHI(C)
Executive Officer
Public Health Inspector

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
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.

Order of an Executive Officer

RE: The premises located in Edmonton, Alberta and municipally described as: #105 10719 110 Street

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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.

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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

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www.albertahealthservices.ca/eph.asp