

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

To: Trent Allen Moskal "Condominium Corporation No 0724927"
"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:
Suite 108 10719 110 Street

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 no functional smoke alarm in the suite.
- b. The living room and kitchen windows were missing window screens.
- c. There was a section of the baseboard heating register which was missing its cover.
- d. The handle on the kitchen tap was missing. The faucet was loose and leaked.
- e. There were broken bedroom windows in the suite.
- f. The bathroom fan was missing its cover.
- g. There were kitchen cupboards that were missing door faces or door faces were damaged.
- h. The electrical outlet near the kitchen was missing a plate cover.
- i. The edge of the kitchen counter top was broken, a piece had chipped off.
- j. There was evidence of individual(s) squatting in the unit. There was drug paraphernalia in the unit and what appeared to be animal feces.
- k. The flooring in the washroom was damaged. Sections of baseboards were missing and there were inadequate water tight joints between the flooring, the wall and the bathtub.
- l. Flooring throughout the unit was in disrepair. The transitional piece was missing between the hallway and the kitchen, between the hallway and the bedroom and the between the hallway and the bathroom. The flooring in the front entrance was also damaged.

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. Item [a] is in contravention of section IV (12) (a) of the Minimum Housing and Health Standards which states that: Smoke alarms shall be operational and in good repair at all times.
- 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. Item [f] fan is in contravention of section IV (7) (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.
 - f. Items [g and i] 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.
 - g. Items [h] is in contravention of section IV (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.
 - h. Item [j] 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
 - i. Item [k] was in contravention of section III (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.
 - j. Item [l] was 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 cover on the baseboard floor registers.
 - d. Repair or replace the kitchen tap faucet and handle and ensure there are no leaks. Ensure all plumbing fixtures are in good repair.
 - e. Repair or replace the broken windows in the suite. Ensure all windows are in good repair, free of cracks and adequately weatherproof.
 - f. Install a bathroom fan cover on the bathroom fan.
 - g. Replace or repair or install kitchen cupboards door faces which are in good repair, non-absorbent to moisture and easy to clean.
 - h. Install an electrical plate cover on the electrical outlet near the kitchen.

- i. Repair or replace the kitchen counter top so it is in good repair, non-absorbent to moisture and easy to clean.
 - j. Properly secure the unit to prevent unauthorized access and remove drug paraphernalia and animal feces. Ensure the unit is cleaned and sanitized.
 - k. Repair or replace the washroom flooring. Ensure finishes are in good repair, non-absorbent to moisture and that walls, floors and tubs have water tight joints between them.
 - l. Repair or replace the flooring in the suite and install transitional pieces were needed. Ensure the flooring 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, March 23, 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.

Health Legislation, Regulations and Standards

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.

Health Legislation and regulations are available for purchase. Please contact Alberta Queen's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or www.qp.gov.ab.ca.

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