

**ORDER OF AN EXECUTIVE OFFICER
CLOSED FOR TENANT ACCOMMODATION PURPOSES**

To: 1124746 Alberta Ltd.
"the Owner"

Bal Chadha
Santosh Chadha
"the Owner(s)" (Company directors)

RE: Those housing premises located in **Edmonton**, Alberta and municipally described as:
10902 79 Avenue NW

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 east and west bedroom doors were missing door handles and door latches, making them unable to be closed or functioning properly.
- b. The east bedroom door was not secure to the frame: it was on the verge of falling.
- c. Exterior cladding in disrepair: The exterior stucco in several areas was either chipped or missing.
- d. Hole in the front door: Exposed fiberglass insulation filled the hole in the front door where a deadbolt lock would be, resulting in lack of security and/or lack of weatherproofing/windproofing/waterproofing.
- e. Eight of the nine windows on the main floor were either broken, cracked, or missing windowpanes.
- f. The window located in the northwest corner of the basement was cracked.
- g. All the window screens were either torn or missing.
- h. The windows in both bedrooms were broken and boarded; they could not be used as emergency egresses.
- i. A handrail was missing along the basement stairs.
- j. A large portion of the front door trim was missing.
- k. The wall behind the front door was incomplete. Vinyl sheets (not dry wall) were stapled onto the wall frame.
- l. There was a big hole in the living room wall.

- m. The walls inside the closet and around the door in the west bedroom were in disrepair.
- n. The walls by the back entrance were badly damaged. Large areas of the plaster were either missing or chipped.
- o. The patched ceiling in the hallway was chipped.
- p. A section of the plaster on the living room ceiling was missing.
- q. A bathroom ceiling tile around the bathroom fan was damaged.
- r. The linoleum flooring by the back entrance was damaged; the edges were peeling away.
- s. The laminate floor installation in the east bedroom was unfinished. The subfloor and the original wood floorboards were exposed in some areas.
- t. The walls around the bathtub were unfinished; vinyl sheets were loosely covering the gypsum boards.
- u. There were gaps between sheets of gypsum boards, and between the bathroom window and gypsum board.
- v. There was a large opening in the gypsum board behind the bathtub faucet.
- w. The floor behind the toilet was missing a floor covering, the exposed wood subfloor was rotting.
- x. A portion of the north kitchen wall was unfinished.
- y. The wall under the kitchen sink was in disrepair.
- z. The floor under the kitchen sink was missing a floor covering, exposing the subfloor.
- aa. The drainage pipe under the kitchen sink has been repaired with duct tape.
- bb. Several electrical outlets did not have covers. For example, in the bathroom and by the back entrance.
- cc. The exterior light fixture at the front entrance was hanging from its wires, and not being secured to the structure.
- dd. There was no smoke alarm serving the bedrooms.
- ee. Mouse droppings were present in the kitchen, an indication of a mouse infestation.
- ff. The joints on the exhaust pipe from the hot water heater were loosely taped. A gap could be seen on one of the joints.
- gg. The mirror in the bathroom was broken, exposing sharp edges.

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. Items [a to c] are in contravention of section 1(c) of the Minimum Housing and Health Standards which states: *“Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.”*
- b. Items [d to f] are in contravention of section 2(b)(i) of the Minimum Housing and Health Standards which states: *“All windows and exterior doors shall be maintained in good repair, free of cracks and weatherproof.”*
- c. Item [g] is in contravention of 2b(iii) of the Minimum Housing and Health Standards which states: *“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.”*
- d. Item [h] is in contravention of section 3(b)(i) of the Minimum Housing and Health Standards which state: *“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.”*
- e. Item [i] is in contravention of section 3(c)(i) of the Minimum Housing and Health Standards which states: *“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.”*
- f. Items [j to s] are in contravention of section 5 of the Minimum Housing and Health Standards which states: *“All walls, windows, ceilings, floor, 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.”*
- g. Items [t to w] are in contravention of section 5(a) of the Minimum Housing and Health Standards which states: *“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.”*
- h. Items [x to z] are in contravention of section 5(b) of the Minimum Housing and Health Standards which states: *“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.”*
- i. Item [aa] is in contravention of section 6(a) of the Minimum Housing and Health Standards which states: *“The plumbing system and the sanitary drainage system or a private sewage disposable system, as the case may be, including drains, fixtures, traps, vents, stacks, waste disposal facilities, pumpout sewage holding tanks, septic tanks, and the disposable system shall be maintained in a proper operating condition.”*

- j. Items [bb and cc] are in contravention of section 11 of the Minimum Housing and Health Standards states: *“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.”*
- k. Item [dd] is in contravention of section 12 of the Minimum Housing and Health Standards which states: *“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.”*
- l. Item [ee] is in contravention of section 16(a) of the Minimum Housing and Health Standards which states: *“The owner shall ensure that the housing premises are free of insect and rodent infestation.”*
- m. Items [ff and gg] are in contravention of section 5(2) of the Housing Regulation which states: *“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.”*

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 Owner undertake and pursue the completion of the following work in and about the above noted premises, namely:
 - a. Repair or replace both bedroom doors.
 - b. Repair the damaged stucco on the exterior of the house.
 - c. Repair or replace the front door.
 - d. Repair or replace all broken windows; all exterior windows should be double glazed and provide adequate weatherproofing.
 - e. Install tight fitting screens on all exterior windows.
 - f. Repair or replace both bedroom windows and remove all obstructions to comply with the emergency egress requirements.
 - g. Install a handrail along the basement stairs, in accordance with the Building Code.
 - h. Install trims around the front door to eliminate gaps between the door and wall.
 - i. Replace the vinyl sheets with an appropriate material on the wall behind the front door. Finish the wall with durable paint or wall covering.
 - j. Repair all damaged walls and ceilings.
 - k. Replace the damaged flooring by the back entrance.

- l. Finish the laminate flooring installation in the east bedroom.
 - m. Remove and replace any water damaged building materials in the bathroom.
 - n. Repair and finish the bathroom walls around the bathtub to eliminate gaps and provide waterproof surfaces.
 - o. Repair the subfloor behind and around the toilet, follow by installing waterproof flooring.
 - p. Finish and repair the north kitchen wall and the wall under the kitchen sink.
 - q. Install floor covering under the kitchen sink.
 - r. Replace the damaged drainage pipe under the kitchen sink with appropriate plumbing parts.
 - s. Install cover plates on all electrical outlets and switches.
 - t. Repair or properly decommission the exterior light at the front door so no parts of the wiring are exposed to the elements. All exterior fixtures should be secured onto the structure.
 - u. Install a working smoke alarm outside the bedrooms.
 - v. Exterminate the mouse population inside the house, seal all potential mouse entry points along the house perimeter, and carry out ongoing pest monitoring.
 - w. Tightly seal all the joints on the hot water heater exhaust pipe.
 - x. Replace the broken mirror in the bathroom.
 - y. The house was built prior to 1990, there is a possibility of asbestos being present in the building materials. For this reason, prior to any cutting, sanding, or removing any drywall, flooring, ceiling, or plaster, asbestos sampling must be done. If asbestos fibers are found, abatement must be carried out according to the latest edition of the Alberta Asbestos Abatement Manual.
 - z. Secure the premises to prevent unauthorized entry.
2. 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, March 6, 2023
Confirmation of a verbal order issued to Santosh Chadha on February 24, 2023.

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