

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

**To:**

**Amarjit Hothi  
Edmonton, AB**

**The Bank of Nova Scotia  
Edmonton, AB**

**RE: Suite 303, 11020 – 82 Street, Edmonton, Alberta  
Plan 0927021, Unit 17**

**WHEREAS** I, an **Executive Officer** of **Alberta Health Services**, have inspected the above 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 the prevention or suppression of disease, namely:

1. At the time of the inspection, evidence of transient occupancy was noted.
2. Walls were damaged throughout the suite, preventing appropriate cleaning.
3. Unsanitary conditions throughout with extensive dirt and debris noted, allowing for the harborage of pest or vermin.
4. Window in the northwest bedroom was in disrepair, the window was broken with shattered glass, creating a laceration hazard.
5. Windows throughout the suite were missing a locking mechanism; this could allow for unauthorized entry.
6. Bathtub faucet was in disrepair.
7. Smoke alarm was missing in the suite; therefore there was no early warning system in the case of a fire.
8. The P-trap drain for the kitchen sink was missing.

9. Entry door jam was in disrepair; this prevents the entry door from being secured and could allow for unauthorized entry into the suite

**AND WHEREAS** such inspection disclosed that the following breaches of the Public Health Act and the Regulations there under exist in and about the above noted premises, namely:

1. Housing Regulation 173/99 s.4

Walls were damaged throughout the suite, preventing appropriate cleaning which is in contravention of section III(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.

2. Nuisance and General Sanitation Regulation 243/2003 s.2

Unsanitary conditions throughout with extensive dirt and debris noted, allowing for the harborage of pest or vermin which is a contravention of Part 1, section 2(1) which states that no person shall create, commit or maintain a nuisance, and 2(2)(a) which states that without limiting the generality of subsection (1), a person who creates, commits or maintains (a) any premises in a condition that is or might become injurious or dangerous to the public health or that might hinder in any manner the prevention or suppression of disease is deemed to have created, committed or maintained a nuisance.

3. Housing Regulation 173/99 s.4

Window in the northwest bedroom was in disrepair, the window was broken with shattered glass, creating a laceration hazard which 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.

4. Housing Regulation 173/99 s.4

Windows throughout the suite were missing a locking mechanism; this could allow for unauthorized entry into the suite which is in contravention of the Minimum Housing and Health Standards Section 3 (a) which states that all exterior windows and doors shall be capable of being secured.

5. Housing Regulation 173/99 s.4

Bathtub faucet was in disrepair which is a 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.

6. Housing Regulation 173/99 s.4

Smoke alarm was missing in the suite; therefore there was no early warning system in the case of a fire which is a contravention on 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.

7. Housing Regulation 173/99 s.4

The P-trap drain for the kitchen sink was missing which is a contravention of section IV(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.

8. Housing Regulation 173/99 s.4

Entry door jam was in disrepair; this prevents the entry door from being secured and could allow for unauthorized entry into the suite which is in contravention of the Minimum Housing and Health Standards Section 3 (a) which states that all exterior windows and doors shall be capable of being secured.

**AND WHEREAS**, by virtue of the foregoing, the above noted premises are hereby declared to be **Closed for Tenant Accommodation**.

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. Secure the suite and ensure it remains vacant and secure at all times immediately.
  - b. Ensure all walls, ceilings, floors, and floor coverings are maintained in good repair, free of cracks, holes, loose or lifting covers and in a condition that renders it easy to clean.
  - c. Ensure all windows are maintained in good repair, free of cracks and weatherproof.
  - d. Ensure that a locking mechanism is provided for all windows.
  - e. Ensure that the bathtub faucet is repaired or replaced and maintained in proper operating condition.
  - f. Ensure that the suite is cleaned and maintained in a sanitary condition.
  - g. Ensure that the premise is equipped with a functioning smoke alarm situated on the ceiling by the bedrooms.
  - h. Ensure that the P-trap drain for the kitchen sink is replaced and maintained in proper operating condition.
  - i. Ensure that entry door and door jam is in good repair and is capable of being secured at all times.
  - j. Ensure premise complies and is maintained according to the Minimum Housing and Health Standards.
  
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 vacant and secure from unauthorized entry.

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, 15 November, 2012

\_\_\_\_\_ Original Signed \_\_\_\_\_  
Chai Tang, BSc, BEH (AD), CPHI(C)  
Executive Officer & Environmental Health Officer  
Environmental Public Health  
Alberta Health Services  
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Edmonton, AB T5J 2Y2  
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### **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 within ten (10) days  
after receiving the order to the Public Health Appeal Board located at 24<sup>th</sup> Floor, Telus Plaza, 10025 -  
Jasper Avenue, Edmonton, Alberta, T5J 1S6. Telephone (780) 427-2813.

The terms of this Order remain in effect notwithstanding the filing or proposed filing of any such appeal. If  
you appeal, you may also make an application to the Board for a stay of this Order pending the appeal.

A copy of the Public Health Appeal form may be obtained by contacting Alberta Health Services at (780)  
342-0122, or the Public Health Appeal Board (780) 427-2813.

You are advised that all orders remain in effect pending such an appeal

### **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](http://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](http://www.qp.gov.ab.ca).*

*Copies of standards are available by contacting the Health Protection Branch of Alberta Health &  
Wellness at (780) 427-4518, or by visiting: [www.health.alberta.ca/about/health-legislation.html](http://www.health.alberta.ca/about/health-legislation.html)*