

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

**To:** 1830549 Alberta Ltd. 2133251 Alberta Ltd.  
"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:  
11119 94 Street NW Edmonton, Alberta T5G 1G8

**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 window in the basement suite North bedroom was covered with a towel/blanket and a plastic board (the board was held in place with nails). Upon further investigation, the window had been boarded shut from the outside. As a result, egress was not possible via the window.
- b. The window in the basement suite East bedroom was covered with a towel/blanket and a plastic board (the board was held in place with nails). Upon further investigation, the window had been boarded shut from the outside. As a result, egress was not possible via the window.
- c. There were no working smoke alarms present to service the basement suite bedrooms, main floor suite bedrooms, or top floor suite bedrooms.
- d. The window in the main floor suite East bedroom was not capable of being locked.
- e. There were signs of a cockroach infestation present at the time of inspection. A live cockroach was observed within the main floor suite kitchen refrigerator door.
- f. The lights in the basement suite living room were not in operation at the time of inspection.
- g. The protective covers for the lights in the basement suite and the top floor suite, kitchen stove light were missing.
- h. The plate covers were missing for the following outlets and light switches: the light switches adjacent to the basement suite entrance, the outlet in the top floor suite kitchen (adjacent to the stove), and the switches in the stairway to the top floor suite.
- i. The fan in the main floor suite bathroom was not in operation.
- j. The outlet behind the stove in the top floor suite kitchen had pulled away from the wall (exposing the wires connecting the outlet).
- k. The railings along the stairway to the top floor suite were loose at the time of inspection.

- l. Many of the insect screens were missing for the openable windows, including: the window in the top floor suite North East bedroom, the window in the top floor suite kitchen, the window in the top floor suite East bedroom, the window in the main floor suite bedroom.
- m. The following walls were damaged at the time of inspection: the wall adjacent to the basement suite East bedroom, the walls in the basement suite living room, the paint along the walls of the main floor suite East bedroom, and the walls along the stairway to the top floor suite.
- n. The flooring in the main floor suite kitchen and flooring at the entrance to the basement suite were in disrepair.
- o. The cover for the fan in the basement suite bathroom was missing, the shower head in the basement suite did not form a tight seal with the shower wall, and the vent cover in the basement suite bathroom was not secured to the ceiling.
- p. The paint along the ceiling of the basement suite kitchen was peeling.
- q. The window in the top floor suite North East bedroom was broken.

**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 window in the basement suite North bedroom was covered with a towel/blanket and a plastic board (the board was held in place with nails). Upon further investigation, the window had been boarded shut from the outside. As a result, egress was not possible via the window. This is in contravention of Sections 3(b)(i) and 3(b)(ii) of the Minimum Housing and Health Standards, which state 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.”*, and that the *“Windows referred to in section 3(b)(i) shall provide unobstructed openings with areas not less than 0.35 m<sup>2</sup> (3.8ft<sup>2</sup>), with no dimension less than 380 mm (15”).”*
- b. The window in the basement suite East bedroom was covered with a towel/blanket and a plastic board (the board was held in place with nails). Upon further investigation, the window had been boarded shut from the outside. As a result, egress was not possible via the window. This is in contravention of Sections 3(b)(i) and 3(b)(ii) of the Minimum Housing and Health Standards, which state 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.”*, and that the *“Windows referred to in section 3(b)(i) shall provide unobstructed openings with areas not less than 0.35 m<sup>2</sup> (3.8ft<sup>2</sup>), with no dimension less than 380 mm (15”).”*
- c. There were no working smoke alarms present to service the basement suite bedrooms, main floor suite bedrooms, or top floor suite bedrooms. 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 window in the main floor suite East bedroom was not capable of being locked. This is in contravention of Section 3(a) of the Minimum Housing and Health Standards, which states that *“Exterior windows and doors shall be capable of being secured.”*

- e. There were signs of a cockroach infestation present at the time of inspection. A live cockroach was observed within the main floor suite kitchen refrigerator door. This is in contravention of Section 16(a) of the Minimum Housing and Health Standards, which states that *“The owner shall ensure that the housing premises are free of insect and rodent infestations.”*
- f. The lights in the basement suite living room were not in operation at the time of inspection. This is in contravention of Section 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.”*
- g. The protective covers for the lights in the basement suite and the top floor suite, kitchen stove light were missing. This is in contravention of Section 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. The plate covers were missing for the following outlets and light switches: the light switches adjacent to the basement suite entrance, the outlet in the top floor suite kitchen (adjacent to the stove), and the switches in the stairway to the top floor suite. This is in contravention of Section 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.”*
- i. The fan in the main floor suite bathroom was not in operation. This is in contravention of Section 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.”*
- j. The outlet behind the stove in the top floor suite kitchen had pulled away from the wall (exposing the wires connecting the outlet). This is in contravention of Section 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.”*
- k. The railings along the stairway to the top floor suite were loose at the time of inspection. 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.”*
- l. Many of the insect screens were missing for the openable windows, including: the window in the top floor suite North East bedroom, the window in the top floor suite kitchen, the window in the top floor suite East bedroom, the window in the main floor suite bedroom. This is in contravention of Section 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.”*
- m. The following walls were damaged at the time of inspection: the wall adjacent to the basement suite East bedroom, the walls in the basement suite living room, the paint along the walls of the main floor suite East bedroom, and the walls along the stairway to the top floor suite. 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.”*

- n. The flooring in the main floor suite kitchen and flooring at the entrance to the basement suite were in disrepair. 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.”*
- o. The cover for the fan in the basement suite bathroom was missing, the shower head in the basement suite did not form a tight seal with the shower wall, and the vent cover in the basement suite bathroom was not secured to the ceiling. This is in contravention of Section 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 and where applicable with the bathtub or shower.”*
- p. The paint along the ceiling of the basement suite kitchen was peeling. This is in contravention of Section 5(b) of the Minimum Housing and Health Standards, which states that *“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.”*
- q. The window in the top floor suite North East bedroom was broken. This is in contravention of Section 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.”*

**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 occupants vacate the above noted premises on or before May 13, 2022.
- 2. That the Owner undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
  - a. Remove the internal plastic board and external wooden boards from the basement suite North and East bedroom windows to facilitate emergency egress from the bedrooms.
  - b. Install smoke alarms (within each suite) between the bedrooms and the remainder of the suite (in situations where hallways serve the sleeping areas, ensure the smoking alarm is installed in the hallway).
  - c. Install a working lock on the main floor suite East bedroom window.
  - d. Retain a qualified pest control professional to treat and remove the cockroach infestation. Provide documentation to this office in regards to any treatments and inspections conducted.
  - e. Repair the lights in the basement suite living room to ensure they are operational.
  - f. Replace the missing protective covers for the lights in the basement suite, the top floor suite, and kitchen stove light.
  - g. Replace the missing plate covers for the outlets and light switches in each suite and reaffix the outlet behind the stove in the kitchen in the top floor suite.

- h. Repair the fan in the main floor suite bathroom to ensure there is adequate ventilation in the space.
  - i. Repair the railings along the stairway to the top floor suite.
  - j. Replace the missing insect screens for all windows that can be opened to the outside, including: the window in the top floor suite North East bedroom, the window in the top floor suite kitchen, the window in the top floor suite East bedroom, and the window in the main floor suite bedroom.
  - k. Repair the damaged walls and flooring to ensure all surfaces are smooth and easy to clean, including: the wall adjacent to the basement suite East bedroom, the walls in the basement suite living room, the paint along the walls of the main floor suite East bedroom, the walls along the stairway to the top floor suite, the flooring in the main floor suite kitchen, and the flooring at the entrance to the basement suite.
  - l. Replace the fan cover, repair the showerhead, and reaffix the vent cover in the basement suite bathroom.
  - m. Repair the damaged paint along the ceiling of the basement suite kitchen.
  - n. Replace the damaged window in the top floor suite NE bedroom.
3. 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, May 4, 2022

Confirmation of a verbal order issued to Ronald Singh on April 27, 2022.

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](mailto: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 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 at 780-427-4518 or by visiting: <https://www.alberta.ca/health-standards-and-guidelines.aspx>

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Edmonton • Environmental Public Health

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[www.albertahealthservices.ca/eph.asp](http://www.albertahealthservices.ca/eph.asp)