

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

To: Adepele Adeduntan Williams Adesoji Henry Williams
"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:
11128 97 Street NW, T5G 1W8.

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. A strong odor emitted from the home and was smelled immediately upon entry. Fluids were present on the mattress and floor of the northeast bedroom where a deceased body in a state of decomposition had been for an extended period of time.
- b. The only toilet in the premises appeared to be not operational with paper towel and fecal matter with no water in the basin.
- c. The window in the basement was not large enough for egress and there was a makeshift bed downstairs.
- d. Water was observed on the floor of the North-East room in the basement along the edge of the north wall.

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. A strong odor emitted from the home and was smelled immediately upon entry. Fluids were present on the mattress and floor of the northeast bedroom where a deceased body in a state of decomposition had been for an extended period of time. This is 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."
- b. The only toilet in the premises appeared to be not operational with paper towel and fecal matter with no water in the basin. This 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 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.”

- c. The window in the basement was not large enough for egress and there was a makeshift bed downstairs. This is in contravention of Section 3(b)i)&(ii) of the Minimum Housing and Health standards, which states “(i) 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. (ii) Windows referred to in section 3(b)(i) shall provide unobstructed openings with areas not less than 0.35 m² (3.8ft²), with no dimension less than 380 mm (15)”
- d. Water was observed on the floor of the North-East room in the basement along the edge of the north wall. This is in contravention of Section 1(b) of the Minimum Housing and Health Standards, which states “Basements, cellars or crawl spaces shall be structurally sound, maintained in good repair and free from water infiltration and accumulation.”

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 June 30, 2023.
2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Hire a professional biohazard remediation company to assess and decontaminate the premises and provide all records and documentation to the office of Environmental Public Health.
 - b. Repair or replace the toilet so that it is in proper operating condition.
 - c. Ensure that the basement is not used for sleeping purposes.
 - d. Investigate and abate the source of the leak in the basement and provide all records to the offices of Environmental Public Health.
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, June 19, 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>

Edmonton • Environmental Public Health

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<https://www.ahs.ca/eph>