

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

**To:** Jody Ellen Bolton  
“the owner”

And

Laurel E Thompson  
“the owner”

**And To:** All Occupant(s) of the following Housing premises:

**RE:** 11250 88 Street NW  
Edmonton, AB, T5B 3P5

**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 mould observed on the bathroom ceiling.
- b. There was evidence of mould and water damage on the drywall surrounding the bathtub.
- c. The bathtub drained very slowly. Excess water had to manually be removed from the bathtub by scooping out the water and depositing the water into the toilet.
- d. The tub overflow plate cover was missing.
- e. The mechanical ventilation in the bathroom had low suction pressure.
- f. There was mould and dirt buildup observed along the window frame in the South West bedroom.
- g. There was a large hole in the drywall in the South West bedroom.
- h. There was a hole in the door leading to the South West bedroom.
- i. The ceiling paint was lifting and/or bubbling and starting to crack throughout the premises.
- j. The window screen was missing in the North West bedroom.
- k. There was mould and dirt build-up observed on the window frame in the North West bedroom.
- l. There was no trim around the window in the North West bedroom.
- m. There were multiple holes in the window screen in the North bedroom.
- n. There was exposed/unfinished drywall in the hallway.
- o. The smoke alarm was missing in the hallway leading to the bedroom.
- p. Two of the kitchen cupboard drawers were in disrepair and the drawer faces have detached.

- q. The kitchen wall tiles were lifting and/or detached around the kitchen sink.
- r. The kitchen faucet is not attached the counter.
- s. The kitchen sink is leaking.
- t. Water damage and mould noted in the cabinet under the kitchen sink.
- u. The fridge was in disrepair as water was observed pooling along the bottom of the fridge and along the floor surrounding the fridge. Additionally, the fridge was could only maintain a temperature of 9 to 12 degrees Celsius.
- v. The window pane in Dining Room was broken.
- w. The frame around the Dining Room window has started to deteriorated and is no longer smooth and easily cleanable.
- x. There was evidence of water damage on the drywall under the Dining Room window.
- y. The window screen was missing in the Living Room.
- z. The Living Room window does not close properly and cannot be secured.
- aa. There was evidence of water damage and mould in the closet adjacent to the front entrance to the premises.
- bb. The front entrance window screen was in disrepair.
- cc. There was no stair and/or landing leading to the front entrance of the premises.
- dd. The handrail leading to the side entrance was loose.
- ee. The tenant does not have keys to the premises.

**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. There was mould observed on the bathroom ceiling. This is in contravention with 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.
- b. There was evidence of mould and water damage on the drywall surrounding the bathtub. This is in contravention with 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.
- c. The bathtub drained very slowly. Excess water had to manually be removed from the bathtub by scooping out the water and depositing the water into the toilet. This is in contravention with 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.
- d. The tub overflow plate cover was missing. This is in contravention with 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.

- e. The mechanical ventilation in the bathroom had low suction pressure. This is in contravention with section IV(7)(c) of the Minimum Housing and Health Standards which states that: All rooms containing a flush toilet and/or bathtub or shower shall be provided with natural or mechanical ventilation.
- f. There was mould and dirt buildup observed along the window frame in the South West bedroom. This is in contravention with 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. There was a large hole in the drywall in the South West bedroom. This is in contravention with 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.
- h. There was a hole in the door leading to the South West bedroom. This is in contravention with 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.
- i. The ceiling paint was lifting and/or bubbling and starting to crack throughout the premises. This is in contravention with 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.
- j. The window screen was missing in the North West bedroom. This is in contravention with 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.
- k. There was mould and dirt build-up observed on the window frame in the North West bedroom. This is in contravention with 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.
- l. There was no trim around the window in the North West bedroom. This is in contravention with 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.
- m. There were multiple holes in the window screen in the North bedroom. This is in contravention with 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.

- n. There was exposed/unfinished drywall in the hallway. This is in contravention with 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.
- o. The smoke alarm was missing in the hallway leading to the bedroom. This is in contravention of section IV(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.
- p. Two of kitchen cupboard drawers were in disrepair and the drawer faces have detached. This is in contravention of section IV(14)(a)(ii) of the Minimum Housing and Health Standards which states that: Every housing premises shall be provided with a food preparation area, which includes: cupboards or other facilities suitable for the storage of food.
- q. The kitchen wall tiles were lifting and/or detached around the kitchen sink. This is in contravention with section III(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.
- r. The kitchen faucet is not attached the counter. This is in contravention with 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.
- s. The kitchen sink is leaking. This is in contravention with 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.
- t. Water damage and mould noted in the cabinet under the kitchen sink. This is in contravention with 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.
- u. The fridge was in disrepair as water was observed pooling along the bottom of the fridge and along the floor surrounding the fridge. Additionally, the fridge was could only maintain a temperature of 9 to 12 degrees Celsius. This is in contravention with section IV(14)(a)(i) of the Minimum Housing and Health Standards which states that: Every housing premises shall be provided with a food preparation area, which includes: a stove and a refrigerator that are maintained in a safe and proper operating condition. The refrigerator shall be capable of maintaining a temperature of 4 degrees C.

- v. The window pane in Dining Room was broken. This is in contravention with 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.
- w. The frame around the Dining Room window has started to deteriorated and is no longer smooth and easily cleanable. This is in contravention with 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.
- x. There was evidence of water damage on the drywall under the Dining Room window. This is in contravention with 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.
- y. The window screen was missing in the Living Room. The window screen was missing in the North West bedroom. This is in contravention with 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.
- z. The Living Room window does not close properly and cannot be secured. This is in contravention with section III(3)(a) of the Minimum Housing and Health Standards which states that: Exterior windows and doors shall be capable of being secured.
- aa. There was evidence of water damage and mould in the closet adjacent to the front entrance to the premises. This is in contravention with 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.
- bb. The front entrance window screen was in disrepair. This is in contravention with 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.
- cc. There was no stair and/or landing leading to the front entrance of the premises. This is in contravention with section 3(1)(a)(ii) of the Housing Regulation, 2001 which states that: Subject to subsection (3) and section 4, an owner shall ensure that the housing premises are in a safe condition and in good repair.
- dd. The handrail leading to the side entrance was loose. This is in contravention with section III(3)(c) of the Minimum Housing and Health Standards which states that: Inside or outside stairs or porches including all treads, risers, supporting structural members, rails, 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.
- ee. The tenant does not have keys to the premises. This is in contravention with section III(3)(a) of the Minimum Housing and Health Standards which states that: 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 Purposes**.

NOW THEREFORE, I hereby **ORDER** and **DIRECT**:

1. That the occupants vacate the above noted premises on or before June 30, 2015.
2. That the owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
  - a. Remove all wet, water damaged, and/or mouldy ceiling material. Thoroughly clean and remove any mould found in the ceiling cavity. Allow all surfaces to dry completely prior to installing new ceiling surface. **Contact an Executive Officer of Alberta Health Services for approval to proceed, prior to repairing ceiling and closing up the area.**
  - b. Remove all wet, water damaged, and/or mouldy drywall material in the bathroom. Thoroughly clean and remove any mould found in the ceiling cavity. Allow all surfaces to dry completely prior to installing new drywall. **Contact an Executive Officer of Alberta Health Services for approval to proceed, prior to repairing ceiling and closing up the area.**
  - c. Ensure the bathtub is capable of draining properly without external assistance.
  - d. Ensure that an overflow bathtub cover is installed.
  - e. Ensure that the mechanical ventilation is in good repair and has adequate suction.
  - f. Thoroughly clean and remove any mould and dirt buildup found in all window frame throughout the property.
  - g. Ensure the drywall located in the South West bedroom is repaired. Ensure all surfaces are smooth, impervious to moisture and easily cleanable.
  - h. Ensure the door leading to the South West bedroom is repaired. Ensure door is smooth, impervious to moisture and easily cleanable.
  - i. Ensure all ceiling surfaces throughout the premises are smooth, impervious to moisture and easily cleanable.
  - j. Ensure all exterior windows are equipped with a screen that is in good repair.
  - k. Ensure the trim around the window frame in the North West bedroom is installed. Ensure all surfaces are smooth, impervious to moisture and easily cleanable.
  - l. Ensure the drywall located in the hallway leading to the bedrooms is repaired. Ensure all surfaces are smooth, impervious to moisture and easily cleanable.
  - m. Install a functional smoke alarm in the common hallway connecting all bedrooms.
  - n. Ensure all kitchen cupboard door and drawers are repaired in order to provide suitable storage for food and food utensils/dishes.
  - o. Ensure the kitchen wall tiles are reattached to the wall and all surfaces are smooth and easily cleanable.
  - p. Ensure that the kitchen faucet is reattached to the sink and is no longer loose.
  - q. Ensure that the kitchen sink plumbing is repaired, free of leaks and maintained in a proper operating condition at all times.
  - r. Remove all kitchen cabinets that have been water damaged and replace. All surfaces are required to be smooth, durable, impervious to moisture and easily cleaned. Remove any mould and/or mouldy building materials found behind or under cabinetry. **Contact an Executive Officer of Alberta Health Services for approval**

**to proceed after removing the water damaged kitchen cabinets, prior to installing new cabinetry.**

- s. Ensure that the fridge is maintained in a safe and proper operating condition. Ensure that the fridge is capable to maintain an internal temperature of 4 degrees Celsius.
- t. Ensure all exterior windows throughout the premises are in good repair and free of cracks.
- u. Ensure the dining room window frame is repaired and the surfaces are smooth, impervious to moisture and is easily cleanable.
- v. Remove all wet and water damaged, and/or mouldy drywall material under the dining room window. Thoroughly clean and remove any mould found in the wall cavity. Allow all surfaces to dry completely prior to installing new ceiling surface.  
**Contact an Executive Officer of Alberta Health Services for approval to proceed, prior to prior to repairing ceiling and closing up the area.**
- w. Ensure all windows and doors are capable of being secured.
- x. Remove all wet and water damaged, and/or mouldy drywall material in the closet adjacent to the front entrance. Thoroughly clean and remove any mould found in the wall cavity. Allow all surfaces to dry completely prior to installing new ceiling surface.  
**Contact an Executive Officer of Alberta Health Services for approval to proceed, prior to prior to repairing ceiling and closing up the area.**
- y. Ensure the handrail leading to the side entrance is rescued and maintained in good repair.

- 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 29, 2015.

Confirmation of a verbal order issued to Margaret Guguvn (Tenant) on June 25, 2015.

\_\_\_\_(Original Signed)\_\_\_\_\_  
Alaa (Al) Farhat, CPHI(C)  
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 within ten (10) days after receiving the order to the Public Health Appeal Board located at Reception, Main Floor, Telus Plaza, 10025 Jasper Avenue, Edmonton, Alberta, T5J 1S6, Telephone 780-427-2813 Fax 780-422-0914.

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 at 780-427-4518, or by visiting: [www.health.alberta.ca/about/health-legislation.html](http://www.health.alberta.ca/about/health-legislation.html)*