

UNFIT FOR HUMAN HABITATION

Josephine Pino Sicoli
Edmonton, Alberta

James Radchenko
Edmonton, Alberta

January 20, 2011

WHEREAS pursuant to the provisions of Sections 59, 60, and 62 of the Public Health Act being Chapter P-37 of the Statutes of Alberta, an Executive Officer of a Regional Health Authority may declare any place or part of it to be Unfit for Human Habitation if he has reasonable and probable grounds to believe that a nuisance exists in that place or that the place or the owner of it is in contravention of the Public Health Act or the Regulations.

AND WHEREAS the following conditions exist in the housing premises located at **Lot 10, Block 13B, Plan 2109HW** municipally known as: **11323 – 110 Avenue, Edmonton, Alberta** that are or may become injurious or dangerous to health or that might hinder in any manner the prevention, or suppression of disease, or are in contravention of the Housing Regulation pursuant to Section 66 of the Public Health Act, to wit:

Structural Deficiencies

- 1) Water was infiltrating the attic space on the south side of the house. The underside of the roof was wet in some places and ice was noted in the area.

Water Infiltration Deficiencies

- 2) There was water leaking through the ceiling of the south east bedroom. Approximately four square feet of the ceiling and wet wood chip insulation collapsed onto the floor.
- 3) There was water leaking into the basement below the south east bedroom.
- 4) There was water leaking through the top of the window in the south west bedroom and an accumulation of ice was building up between the window pane and storm pane.

Smoke Alarm Deficiencies

- 5) The smoke alarm on the main floor was not operational.
- 6) The smoke alarm on the top floor was not installed.

Window Deficiencies

- 7) The windows in the south west bedroom were not able to open large enough to allow for emergency egress.

Safe and Secure Deficiencies

- 8) The east exterior stairs had no handrail or guard rail.
- 9) There was no guard rail at the bottom of the stairwell to the basement. Five steps had no guard.
- 10) There was uneven rise and run on the stairs leading to the basement.

Plumbing and Drainage Deficiencies

- 11) The kitchen tap was dripping.
- 12) The top floor bathroom tub drained slowly.
- 13) There was a shower stall in the basement. The tap handles had been removed but the drain had not been capped and may allow sewer gas to leak into the house.
- 14) There was evidence of flooding occurring in the basement. There was dried toilet paper and other material on the floor.

Electrical Deficiencies

- 15) There were exposed electrical conductors in the basement.

Weatherproofing Deficiencies

- 16) The front and side entrance doors were not properly weatherproof. A draft could be felt when standing near the door.
- 17) There was water infiltration and ice buildup observed in the attic space above the south east and south west bedrooms.

Finish Deficiencies

- 18) The water infiltration throughout the premise may cause severe mould growth.
- 19) The floor boards in the south east bedroom were starting to push upwards due to the water infiltration from the ceiling above.
- 20) The tile on the wall behind the sink was pulling away from the wall and was not sealed in the mainfloor bathroom.
- 21) The bathroom walls were not finished in the mainfloor bathroom.
- 22) There was trim missing around the bathroom door in the mainfloor bathroom.
- 23) There were no baseboards throughout the premise.

Nuisance Deficiencies

- 24) The pedestal sink in the mainfloor bathroom was loose and not secure to the base.
- 25) The vent cover was off in the south east bedroom.

NOW THEREFORE on **January 20, 2011** the undersigned Executive Officer of Alberta Health Services declared the above-noted premises as **Unfit for Human Habitation**, and ordered that the occupant or occupants vacate the premises on or before **January 27, 2011**.

NOW TAKE NOTICE that the said Executive Officer hereby orders that you, the owner, do not permit occupancy of the above noted premises until authorized to do so by an Executive Officer of the said Authority.

AND FURTHER TAKE NOTICE that you are hereby ordered to either correct the aforementioned conditions to the satisfaction of the said Authority or to have the premises remain vacant.

Be Advised:

The above conditions were noted at the time of inspection and may not necessarily reflect all deficiencies; you are advised that further repairs may be required to ensure full compliance of the Housing Regulation, or to prevent a Public Health Nuisance, prior to permitting reoccupancy.

Any building upgrades or modifications may be subject to municipality planning and development department reviews and the procuring of proper permits.

DATED at Edmonton, Alberta, January 20, 2011

Original Signed
Lena Jobb, BSc., BEH(AD), CPHI(C)
Executive Officer
Environmental Health Officer

You are advised that should this Executive Officer's Order not be complied with, prosecution will be considered for breach of the Public Health Act and the Regulations.

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 24th 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, its Regulations and associated Standards 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.

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Copies of standards are available by contacting the Health Protection Branch of Alberta Health & Wellness at (780) 427-4518.