

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 evidence of a cockroach infestation throughout the premises which is in contravention of section V(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.
- b. There was no handrail installed on the stairway leading to the basement which is in contravention of 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, hand 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.
- c. The smoke alarm in the upstairs hallway did not work at time of inspection which is in contravention of section IV(12)(a) of the Minimum Housing and Health Standards which states that: Smoke alarms shall be operational and in good repair at all times.
- d. Light switches and electrical outlets throughout the premises were not equipped with plate covers which is in contravention of section IV(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.
- e. Two of the electrical outlets in the living room were in disrepair as they did not work which is in contravention of section IV(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.
- f. The spout of the kitchen tap was leaking water when turned off which is in 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.
- g. The spout of the kitchen tap was leaking water when turned off which is in 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.
- h. The window screen was missing for the southwest bedroom window which is a contravention of 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.

- i. The window screen was missing for the northwest bedroom window which is a contravention of 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.
- j. The window screen was missing for the northeast bedroom window which is a contravention of 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. The window screen on the side door was damaged which is a contravention of 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.
- l. The caulking around the bath tub was cracked and no longer formed a water tight seal which is in contravention of section III(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.
- m. Small gaps were observed around the edges of kitchen cupboards which may provide harbourage to vermin and was difficult to clean which is in contravention of 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.
- n. The flooring in the upstairs hallway was in disrepair. There were gaps between the floor pieces 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.
- o. Flooring and baseboards were missing and/or damaged in the back entrance way 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.
- p. A hole was observed in one of the walls in the back entrance way 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.

- q. The ventilation fan in the washroom was in disrepair in contravention of 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.
- r. The ventilation fan in the washroom was missing a cover which is in contravention of which is in contravention of section III of the Minimum Housing and Health Standards which states that: The owner shall ensure that the housing premises is structurally sound, in safe condition, in good repair, and maintained in a waterproof, windproof and weatherproof condition.

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. Ensure that a licensed Pest Control Operator is employed to rigorously treat for cockroaches. Provide copies of pest control reports to this office. Disinfest the premises. The owner shall ensure that the housing premises are free of insect infestations.

The building owner(s), property managers, and occupants/tenants must work together to discourage any pest infestation and/or nesting by employing a number of control methods and by performing continual building maintenance in areas of concern. All parties are advised to work with and adhere to any prescribed actions from the exterminator (pest control company) contracted to service the building, and to consider a combination of physical control measures consistent with an Integrated Pest Management program (IPM).

- b. A handrail must be installed on the stairway leading to the basement and meet the requirements of the Alberta Building Code or a Professional Engineer design.
- c. Ensure that smoke alarms are properly installed and functional at all times.
- d. Install and or properly cover electrical outlets with plate covers which are in good repair. Ensure all outlets, switches and fixtures are properly installed and maintained in a good and safe working condition.
- e. Repair the kitchen and bath tub taps so that all fixtures are in good repair. Ensure the plumbing system and the sanitary drainage system, including drains, fixtures, traps, vents, stacks, waste disposal facilities, and all the related components are maintained in a proper operating condition.
- f. Install insect screens in all windows that can be opened in the suite and ensure that the screen door is in good repair. Ensure 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 is supplied with effective screens.

- g. Replace or repair the damaged caulking around the bathtub. All walls shall form a watertight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower
- h. Fill any visible gaps and ensure 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.
- i. Repair or replace the damaged or missing flooring and baseboards throughout the premises, including in the upstairs hallway and back entrance way. Ensure all floor, 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.
- j. Repair all walls that are in disrepair so that they are free from holes and are in good condition.
- k. Repair or replace the ventilation fan in the washroom and install a cover that is in good repair.

2. The work referred to in paragraph 1 shall be completed by:

- Item (a)
- Items (b) and (c) on or before December 23, 2017
- Items (d) on or before January 4, 2018
- Items (e), (g), (h), (i), (j) and (k) on or before January 26, 2018
- Item (f) on or before May 25, 2018

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, December 22, 2017

Confirmation of a verbal order issued to James Grant on December 19, 2017

_____(Original Signed)_____

Angelina Barlow, CPHI(C)
Executive Officer
Alberta Health Services

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, Telus Plaza North Tower
10025 Jasper Avenue NW
Edmonton, Alberta, T5J 1S6
Phone: 780-222-5186
Fax: 780-422-0914
Email: HealthAppealBoard@gov.ab.ca
Website: <http://www.health.alberta.ca/about/PHAB.html>

A Notice of Appeal form may be obtained by contacting Alberta Health Services at 780-342-0122 or by contacting the Public Health Appeal Board.

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.

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.

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

Template revised December 13, 2016

Edmonton • Environmental Public Health

Suite 700, 10055 106 Street, Edmonton AB T5J 2Y2 Tel: 780 735-1800 Fax: 780 735 1801

www.albertahealthservices.ca/eph.asp