

ORDER OF AN EXECUTIVE OFFICER FOR REPAIR

To: **Jeanette Masse** **Shannon Dundas**
KDM Management Inc.

RE: Those housing premises located in Edmonton, Alberta and municipally described as:
Suite 202, 11511 – 130 Street NW

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 were obnoxious odours noted when the suite door was opened that penetrated into the hallway.
- b. There was an accumulation of dog feces observed in the middle room (the second bedroom used as office and dog room) causing obnoxious odours in and about the above noted premises.
- c. There was an accumulation of items in the suite which covered the floors and walls, occupied the hallways, and blocked the access to kitchen and bathroom facilities. That accumulation provided an ideal site for breeding/harboring of pests which may impact and gain access into neighbouring suites.
- d. There was an accumulation of items making entry and exit into the suite very difficult and the amount of items was a potential fire hazard.

AND WHEREAS such inspection disclosed that the following breaches of the Public Health Act and the Nuisance and General Sanitation Regulation, Alberta Regulation 243/2003 exist in and about the above noted premises, namely:

- a. Violations [a, b, c and d] were in contravention of Part 1, section 2(1) of the Nuisance and General Sanitation Regulation which states that no person shall create, commit or maintain a nuisance, and 2(2)(a) which states that without limiting the generality of subsection (1), a person who creates, commits or maintains any premises in a condition that is or might become injurious or dangerous to the public health or that might hinder in any manner the prevention or suppression of disease is deemed to have created, committed or maintained a nuisance.

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:

- e. Clean the above premises and remove excess items so the conditions in the premises do not encourage the harbourage of pests. Ensure individuals doing the work are properly protected from contaminants and other hazards that may be present.
- f. Ensure all building materials that have been damaged or show evidence of rot or other deterioration are removed and replaced with material that are in good repair and easy to clean.
- g. Ensure adequate space is provided so occupant(s) can safely use the kitchen and washroom.
- h. Ensure adequate space is provided for the occupant(s) to safely enter and exit the dwelling.
- i. Reduce the amount of items (fire load) in the premises.

2. The work referred to in paragraph 1 shall be completed by on or before May 8, 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, May 1, 2018.

_____ (Original Signed) _____

Dengzhong Wang, 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 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

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www.albertahealthservices.ca/eph.asp