

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

**To:** June Storhaug  
“the owner”

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

**RE:** Legal Description: Plan RN43B, Block 77, Lot 11  
Municipally known as 11535 – 88 Street

**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. The window in the basement sleeping area was too small for emergency egress with an area of less than 3.8 ft<sup>2</sup>, and had security bars that obstructed emergency egress.
- b. There was no smoke alarm installed by the main floor sleeping areas.
- c. There was no smoke alarm installed by the basement sleeping area.
- d. There was no handrail installed along the stairs leading to the basement.
- e. The kitchen hallway floor covering was in disrepair, with linoleum missing and/or damaged in places which exposed the subfloor.
- f. The walls on the main floor were in disrepair, with some walls having exposed studs with nails, and casings/mouldings were missing around various doors.
- g. There was evidence of water infiltration from the roof into the kitchen, including water staining and cracks on the kitchen walls and ceiling, and cracks in the kitchen ceiling.
- h. There was a large accumulation of items throughout the premises, with boxes and other items stacked in the living room and dining room area, entrance hallway, and throughout the basement. Flammable materials were stored less than 1 foot from the basement furnace.

**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. The window in the basement sleeping area was too small for egress with security bars which is a contravention of section III(3)(b) of the Minimum Housing and Health Standards. Windows intended to be secondary means of egress shall provide unobstructed openings with areas not less than 0.35 m<sup>2</sup> (3.8ft<sup>2</sup> or 547 inches<sup>2</sup>), with no dimension less than 380 mm (15”). All egress windows must open directly to the outside.

- b. There was no smoke alarm installed by the main floor sleeping areas which is a contravention on 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.
- c. There was no smoke alarm installed by the basement sleeping area which is a contravention on 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.
- d. There were no handrail or guards installed along the stairs leading to the basement which is a contravention of section III(3)(c)(i) of the Minimum Housing and Health Standards which states that: Inside or outside stairs or porches including all treads, risers, supporting structural members, handrails, 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.
- e. The kitchen hallway floor covering was in disrepair which is a contravention of section III(5) of the Minimum Housing and Health Standards which states: 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.
- f. The walls on the main floor were in disrepair which is a 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.
- g. There was evidence of water infiltration from the roof into the kitchen which is a contravention on section III(1)(c) of the Minimum Housing and Health Standards which states that: The owner shall ensure that the housing premises is structurally sound, in a safe condition, in good repair, and maintained in a waterproof, windproof and weatherproof condition. 1(c) Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.

**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 April 27, 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. Ensure that windows intended to be secondary means of egress from sleeping areas provide unobstructed openings with areas not less than 0.35 m<sup>2</sup> (3.8ft<sup>2</sup> or 547 inches<sup>2</sup>), with no dimension less than 380 mm (15”).
  - b. Install operational smoke alarms between the sleeping areas and the rest of the premises in both the basement and the main floors.
  - c. Install a handrail along the stairs leading to the basement.
  - d. Ensure all floors, walls and ceilings in the entire house premises is maintained in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean.

- e. Repair or replace the roof shingles and other roof members as necessary, so that it is waterproof, windproof and weatherproof. Ensure that the roof and exterior cladding of walls are maintained in a waterproof, windproof and weatherproof condition.
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, April 7, 2015

\_\_\_\_\_(Original Signed)\_\_\_\_\_  
Rebecca Johnson, 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).***

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**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)**

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