

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

To: Barbara K Black
"the Owner"

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

RE: Those housing premises located in Edmonton, Alberta and municipally described as:
11540 94 Street NW Edmonton, AB T5G 1H7

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. Large sections of the roofing material were rotted. The eavestrough along the back and side of the home had fallen off and were no longer attached to the roof.
- b. The ceiling in the kitchen space had fallen in. There was water staining present around the damaged sections of the ceiling material.
- c. The kitchen window at the back of the home was missing. As a result, there was a large, unsecured opening at the back of the home. The back door of the home was not capable of being closed and secured (the door made contact with the flooring below and was very difficult to move)
- d. The heating system within the home did not appear to be in operation. The internal temperature of the home measured 8 degrees Celsius.
- e. There was a large amount of garbage and debris present within the basement of the home. Photographs provided by the Edmonton Police Service indicated the presence of large piles of garbage (which included animal carcasses).

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. Large sections of the roofing material were rotted. The eavestrough along the back and side of the home had fallen off and were no longer attached to the roof. This is in violation of Section 2(a) of the Minimum Housing and Health Standards, which states that "The roof and exterior cladding of walls shall be maintained in a waterproof, windproof and weatherproof condition."
- b. The ceiling in the kitchen space had fallen in. There was water staining present around the damaged sections of the ceiling material. This is in contravention of Section 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 kitchen window at the back of the home was missing. As a result, there was a large, unsecured opening at the back of the home. The back door of the home was not capable of being closed and secured (the door made contact with the flooring below and was very difficult to move). This is in contravention of Sections 2(b)(i) and 3(a) of the Minimum Housing and Health Standards, which state that “All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof.”, and furthermore that, “Exterior windows and doors shall be capable of being secured.”
 - d. The heating system within the home did not appear to be in operation. The internal temperature of the home measured 8 degrees Celsius. This is in contravention of Section 8(a) of the Minimum Housing and Health Standards, which states that “All heating facilities within a housing premises are to be properly installed and maintained in good working condition, and be capable of safely and adequately heating all habitable rooms, bathrooms, and toilet rooms within the building to a temperature of ; (i) at least 22°C(71°F)”.
 - e. There was a large amount of garbage and debris present within the basement of the home. Photographs provided by the Edmonton Police Service indicated the presence of large piles of garbage (which included animal carcasses). This is in contravention of Section 5(2) of the Alberta Housing Regulation (AR 173/99) which states that “No person shall cause or permit any condition in housing premises that is or may become injurious or dangerous to the public health, including any condition that may hinder in any way the prevention or suppression of disease.”
 - f. There were a number of cracks present along the interior walls of the home. This is in contravention of Section 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. The following building materials were damaged: the casing around the front door lock, the wooden deck boards along the back of the home (many of which were rotted), the front steps of the home (many of which were rotted), and the wooden board along the kitchen windowsill (which was rotted). This is in contravention of Section 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.”
 - h. The North bedroom window was cracked and damaged. This is in contravention of Section 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.”

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 May 27, 2024.
2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:

- a. Hire the services of a licensed, competent roofing contractor to assess and conduct repairs to the roof of the home. Provide a copy of the assessment report from the roofing contractor to Alberta Health Services (AHS) Environmental Public Health (EPH).
 - b. Repair or replace the damaged eavestroughs around the side and back of the home.
 - c. Abate the source of the leak above the kitchen ceiling. Remove and replace any damaged materials.
 - d. Replace the kitchen window at the back of the home (including replacement of the rotted sill/missing casing around the window). Ensure the kitchen window is capable of being secured and provides a weatherproof seal.
 - e. Hire the services of a licensed, competent HVAC technician or journeyman plumber to assess and conduct repairs to the heating system of the home. Provide a copy of the assessment report from either the HVAC technician or journeyman plumber to AHS EPH.
 - f. Repair the back door of the home to ensure it is capable of being moved freely and secured.
 - g. Remove the garbage from the interior of the home.
 - h. Repair the cracks along the walls of the home.
 - i. Replace the following damaged materials: the casing around the front door lock, the rotted wooden boards along the back deck, and the rotted wooden boards along the front steps of the home.
 - j. Replace the cracked bedroom window.
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, May 27, 2024

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, ATB Place North Tower
10025 Jasper Avenue NW
Edmonton, Alberta, T5J 1S6
Phone: 780-222-5186
Fax: 780-422-0914
Email: HealthAppealBoard@gov.ab.ca
Website: <https://www.alberta.ca/public-health-appeal-board.aspx>

A Notice of Appeal form may be obtained by contacting the Public Health Appeal Board or visiting their website.

Health Legislation, Regulations and Standards

Electronic versions of the Public Health Act and Regulations are available at the Alberta King's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or <https://www.alberta.ca/alberta-kings-printer.aspx>.

Health Legislation and regulations are available for purchase. Please contact Alberta King's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or <https://www.alberta.ca/alberta-kings-printer.aspx>.

Copies of standards are available by visiting: <https://www.alberta.ca/health-standards-and-guidelines.aspx>

Edmonton • Environmental Public Health

Suite 700, 10055 – 106 Street NW, Edmonton, AB T5J2Y2

www.albertahealthservices.ca/eph.asp