

## **ORDER OF AN EXECUTIVE OFFICER FOR REPAIR**

**To:**                   **588634 Alberta Ltd.**                   **Ken Raiche**  
                          **“the owner”**                               **“the owner”**

**RE:**                   Those housing premises located in Edmonton, Alberta and municipally described as:  
                          11637 124 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:

### **Common Areas**

- a. The windows and glass door in the front entrance way were shattered.
- b. The flooring in the common areas was in disrepair. This included but was not limited to:
  - Numerous stair nosings in the common areas were missing or damaged.
  - The carpet was frayed and torn.
  - There were sections of baseboard missing in the stairwell area.
- c. The heights of the guards in the common stairwells were too low. They were measured to be 33 to 35 inches.
- d. Sections of ceiling throughout the common areas were damaged. This includes but not limited to:
  - The 4<sup>th</sup> and 3<sup>rd</sup> floor laundry room ceiling was water damaged.
  - There were sections of ceiling not dry walled/finished on the 4<sup>th</sup> floor.
  - There were various sections of ceiling in the basement hallway which had been cut out, removed and/or improperly finished.

### **Suites 204**

- e. The bathroom counter edge had started to lift.
- f. There were multiple surfaces that the suite which were constructed of an unfinished material
- g. The kitchen counter top was damaged. The counter had lifted and detached.

### **Suites 207**

- h. The kitchen faucet was loose.
- i. The kitchen drywall surfaces were constructed of an unfinished material.
- j. The front edge on the kitchen counter was cracked.

### **Suites 302**

k. The patio screen was in disrepair.

**Suites 303**

m. The kitchen counter edge and surface had lifted and detached.

n. The bedroom had a section of drywall which was in disrepair and unfinished.

**Suites 304**

o. The kitchen window was missing a window screen.

**Suites 305**

p. There were windows throughout the suite missing windows screens.

q. The kitchen counter top was damaged and was no longer non-absorbent to moisture and easy to clean.

r. The kitchen flooring showed evidence of previous water damage and there was some water staining on the kitchen ceiling.

**Suites 306**

s. There were windows throughout the suite missing windows screens.

t. The kitchen counter was damaged and was no longer non-absorbent to moisture and easy to clean.

**Suites 307**

u. The carpet in the hallway was torn.

v. The top window pane in the living room window was cracked/broken.

**Suites 407**

w. The living room window was cracked

x. The kitchen counter was in disrepair. The surface had lifted and detached.

**Suite 202**

y. The bathroom flooring showed evidence of water damage around the toilet and by the hand cabinet.

z. The kitchen counter surface was in disrepair. The surface had lifted and detached.

**Suite 404**

aa. There was evidence of water damage on the base of the bathroom hand sink cabinet.

bb. The kitchen counter edge had lifted and detached. Exposed unfinished material.

cc. The kitchen counter caulking had lifted and detached.

dd. The patio screen was in disrepair.

**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. Items [a., v. and w.] are in contravention of section III (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.

b. Items [b., d., f., i., n., u. and z.] are 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.

- c. Item [c] is in contravention of section 3(c) of the Minimum Housing and Health Standards which states that: "Inside of 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."
- d. Items [e., g., j., m., q., r., t, x., y. ,cc, aa., and bb] are in contravention of section III (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.
- e. Item [h] is in contravention of section IV (6) (c) of the Minimum Housing and Health Standards which states that: All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.
- f. Items [k., o., p., s. and dd.] are in 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.

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:

**Common Areas**

- a. Replace the damaged glass door and window in the front entrance. Ensure all doors and windows are in good repair, free of cracks and weatherproof.
- b. Repair or replace the damaged flooring in the common areas. Ensure flooring coverings are in good repair, free of cracks, holes, loose or lifting coverings and in a condition easy to clean. This includes the carpet, the stair nosings and the baseboards in the common areas.
- c. Replace or modify the height of the guards in the common stairwells so it is 36 inches when the elevation difference is less than 6 feet and 42 inches when it is greater than 6 feet.
- d. Repair or replace the damaged ceiling area. Ensure damaged material is removed and the all sections of ceiling in the common areas are in good repair. This includes in the laundry rooms, and in the hallway.

**Suites 204**

- e. Repair or replace the bathroom counter edge and the kitchen counter so they are in good repair and finished in a material that can be easily cleaned and is non-absorbent to moisture.

- f. Ensure all surfaces are finished in a material that is in good repair and can be easily cleaned.

**Suites 207**

- g. Repair the kitchen faucet and ensure all plumbing is in good repair and free of leaks..
- h. Ensure all surfaces are finished in a material that is in good repair and can be easily cleaned.
- i. Repair or replace the front edge on the kitchen counter so it is in good repair and finished in a material that can be easily cleaned and is non-absorbent to moisture.

**Suites 302**

- j. Repair or install a screen on the patio which is in good repair.

**Suites 303**

- k. Ensure all surfaces are finished in a material that is in good repair and can be easily cleaned.
- l. Repair or replace the front edge on the kitchen counter so it is in good repair and finished in a material that can be easily cleaned and is non-absorbent to moisture.

**Suites 304**

- n. Install a screen on the kitchen window which is good repair.

**Suites 305**

- o. Install windows screens on windows which open.
- p. Repair or replace the kitchen counter top so it is in good repair and finished in a material that can be easily cleaned and is non-absorbent to moisture.
- q. Remove damaged flooring and ceiling material and replace with material that is in good repair and can be easily cleaned.

**Suites 306**

- r. Install window screens on windows which open.
- s. Repair or replace the kitchen counter top so it is in good repair and finished in a material that can be easily cleaned and is non-absorbent to moisture.

**Suites 307**

- t. Repair or replace the torn carpet in the hallway. Ensure flooring coverings are in good repair, free of cracks, holes, loose or lifting coverings and in a condition easy to clean.
- u. Repair or replace the living room window. Ensure all windows are in good repair, free of cracks and weatherproof.

**Suites 407**

- v. Repair or replace the living room window. Ensure all windows are in good repair, free of cracks and weatherproof.
- w. Repair or replace the kitchen counter so it is in good repair and finished in a material that can be easily cleaned and is non-absorbent to moisture.

**Suite 202**

- x. Remove the damaged the bathroom flooring around the toilet and by the hand cabinet. Ensure flooring is in good repair, non-absorbent to moisture and easy to clean.
- y. Repair or replace the kitchen counter surface so it is in good repair and finished in a material that can be easily cleaned and is non-absorbent to moisture.

**Suite 404**

- z. Remove the water damaged base of the bathroom hand sink cabinet. Replace with material that is in good repair
- aa. Repair or replace the kitchen counter surface so it is in good repair and finished in a material that can be easily cleaned and is non-absorbent to moisture.
- bb. Repair or install a new patio screen which is in good repair.

2. The work referred to in paragraph 1 shall be completed by on or before April 30, 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, March 19, 2018

\_\_\_\_\_(Original Signed)\_\_\_\_\_  
Meaghen Allen, CPHI(C)  
Executive Officer  
Environmental Health Officer

\_\_\_\_\_(Original Signed)\_\_\_\_\_  
Alaa (Al) Farhat, 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](mailto: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.

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).

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](http://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](http://www.health.alberta.ca/about/health-legislation.html)

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[www.albertahealthservices.ca/eph.asp](http://www.albertahealthservices.ca/eph.asp)