

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

To: 588634 ALBERTA LTD. Kenneth Raiche
"the Owner" "the Owner"

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

RE: Those housing premises located in Edmonton, Alberta and municipally described as:
11637 124 Street NW – Suite 406

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. Water was dripping from the ceiling of the Kitchen, Living Room, and through the smoke alarm bracket.
- b. Drywall that was water damaged had fallen from the ceiling of the kitchen leaving a hole.
- c. There was a hole in the ceiling of the living room.
- d. The smoke alarm was not installed, and water damaged.

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. Water was dripping from the ceiling of the Kitchen, Living Room, and through the smoke alarm bracket. This is in contravention of Section 3(1)(a)(iv) of the Housing Regulation, which states "an owner shall ensure that (a) the housing premises are (iv) maintained in a waterproof, windproof and weatherproof condition;"
- b. Drywall that was water damaged had fallen from the ceiling of the kitchen leaving a hole. This is in contravention of Section 1(c) of the Minimum Housing and Health Standards, which states "Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced."
- c. There was a hole in the ceiling of the living room. This is in contravention of Section 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."
- d. The smoke alarm was not installed, and water damaged. This was in contravention of Section 12 of the Minimum Housing and Health Standards, which states "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. (a) Smoke alarms shall be operational and in good repair at all times."

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 July 7, 2023.
2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Investigate and abate the source of the leak. Provide information on the source of water and plans to repair issues to the offices of Environmental Public Health.
 - b. Ensure that all rotted and damaged building material is removed and replaced.
 - c. Repair all damaged finishes, such as the ceiling so they are in good repair, free of holes, and easy to clean.
 - d. Install smoke detector and ensure that permanent wiring in ceiling is not water damaged.
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, June 23, 2023

Confirmation of a verbal order issued to Ken Raiche on June 20, 2023.

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

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<https://www.ahs.ca/eph>