

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

To: Amar Bir Singh
"the Owner"

And

Kay Kay Corporation
"the Owner"

And

Condominium Consultants Canada Inc.
"the Owner"

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

RE: Those housing premises located in Edmonton, Alberta and municipally described as:
Unit 109, 11730A – 127 Street NW
Edmonton, AB, T5M 3H1

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 housing premise was not supplied with electrical service.
- b. The smoke alarm was not operational.
- c. The linoleum flooring was lifting and was no longer attached throughout the premise.
- d. The living room window screens were missing.
- e. There were multiple broken window panes in the living room.
- f. The bedroom window screen was missing.
- g. There was a broken window pane in the kitchen.
- h. The kitchen window screen was missing.
- i. The kitchen tap was leaking.
- j. There was evidence of water damage noted in the cabinet under the kitchen sink.
- k. The kitchen counter was cracked/chipped and had an unfinished plywood surface that is not easily cleaned.
- l. The stove was not operational.

- m. The fridge was not operational.
- n. The bathtub faucet is loose and is no longer attached to the wall.
- o. The mechanical ventilation in the bathroom was not operational.
- p. The bathroom hand sink is leaking.

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 housing premise was not supplied with electrical service. This is in contravention of section IV(11) of the Minimum Housing and Health Standards which states that: Every housing premises shall be supplied with electrical service. Outlets, switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition.
- b. The smoke alarm was not operational. This is in contravention of section IV(12)(a) of the Minimum Housing and Health Standards which states that: Smoke alarms shall be operational and in good repair at all times.
- c. The linoleum flooring was lifting and was no longer attached throughout the premise. This is 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.
- d. The living room window screens were missing. This is 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.
- e. There were multiple broken window panes in the living room. This is 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.
- f. The bedroom window screen was missing. This is 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.
- g. There was a broken window pane in the kitchen. This is 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.
- h. The kitchen window screen was missing. This is 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.
- i. There was evidence of water damage noted in the cabinet under the kitchen sink. This 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.

- j. There was evidence of water damage noted in the cabinet under the kitchen sink. This is 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.
- k. This is in contravention of section IV(14)(a)(iii) of the Minimum Housing and Health Standards which states that: Every housing premises shall be provided with a food preparation area, which includes: a counter or table used for food preparation which shall be of sound construction and furnished with surfaces that are easily cleaned
- l. The stove was not operational. This is in contravention of section IV(14)(a)(i) of the Minimum Housing and Health Standards which states that: Every housing premises shall be provided with a food preparation area, which includes: a stove and a refrigerator that are maintained in a safe and proper operating condition. The refrigerator shall be capable of maintaining a temperature of 4 degrees C.
- m. The fridge was not operational. This is in contravention of section IV(14)(a)(i) of the Minimum Housing and Health Standards which states that: Every housing premises shall be provided with a food preparation area, which includes: a stove and a refrigerator that are maintained in a safe and proper operating condition. The refrigerator shall be capable of maintaining a temperature of 4 degrees C.
- n. The bathtub faucet is loose and is no longer attached to the wall. This 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.
- o. The mechanical ventilation in the bathroom was not operational. This is in contravention of section IV(7)(c) of the Minimum Housing and Health Standards which states that: All rooms containing a flush toilet and/or bathtub or shower shall be provided with natural or mechanical ventilation.
- p. The bathroom hand sink is leaking. This 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.

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 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 the housing premise is supplied with electrical service at all time and ensure the fixtures, outlets and switches are maintained in a good and safe working condition.
 - b. Ensure that the smoke alarm is operational at all time and is installed adjacent to the bedrooms.

- c. Ensure all walls, ceilings and floor covering are maintained in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean.
 - d. Ensure all exterior windows are equipped with a screen that is in good repair.
 - e. Ensure all exterior windows are maintained in good repair, free of cracks and weatherproof.
 - f. Ensure that the mechanical ventilation is in good repair and has adequate suction.
 - g. Ensure that the stove and refrigerator are operational at all times.
 - h. Ensure that the kitchen sink plumbing is repaired, free of leaks and maintained in a proper operating condition at all times.
 - i. Ensure that the bathroom hand sink plumbing is repaired, free of leaks and maintained in a proper operating condition at all times.
 - j. Ensure the bathtub faucet is secured to the wall and is no longer loose.
 - k. Remove all wet and water damaged drywall material in the cabinet under the sink. Thoroughly clean and remove any mould found in the cabinet. Allow all surfaces to dry completely prior to installing new drywall.
 - l. Ensure the kitchen counter is constructed of a finished surface that is smooth, durable, and impervious to moisture so it can be easily cleaned.
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, July 27, 2015.

_____(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: 780-427-2813
Fax: 780-422-0914
Email: health.appealboard@gov.ab.ca

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