

ORDER OF AN EXECUTIVE OFFICER

To: Maria Da Silva
“the Owner”

Steve Cordiero
“the Owner”

RE: Those housing premises located in Edmonton, Alberta and municipally described as:
11731 – 95 Street NW, Back (East) rental housing premises

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 raised flooring in the laundry area was rotting and had holes through it.
- b. The south (side) door was not properly weatherproof; light could be seen around the door.
- c. The back door to the unit was not properly weatherproof, and gaps were noted around the door.
- d. There were not handrails installed along the stairs leading to the main floor and to the basement (south/side door).
- e. A portion of bathroom window casing was missing in the shared bathroom.
- f. The joints along the base of the shower stall were not watertight in places and required further sealing.
- g. There was no gas utility provided to the rental premises.
- h. There was no hot water due to the lack of gas utility.
- i. Electrical switch plate covers were missing in places.
- j. There was water infiltration noted into the basement laundry/utility room from the toilet above.

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 raised flooring in the laundry area was rotting and had holes through it. 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.
- b. The south (side) door was not properly weatherproof, light could be seen around the door. This is in contravention of section III(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.

- c. The back door to the unit was not properly weatherproof, and gaps were noted around the door. 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.
- d. There were not handrails installed along the stairs leading to the main floor and to the basement (south/side door). This is in contravention of section III(3)(a) 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. A portion of bathroom window casing was missing in the shared bathroom. This is in contravention of section III(5)(a) 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. (a) Rooms containing a flush toilet and/or a bathtub or shower shall have walls and floors that are smooth, non-absorbent to moisture and easy to clean. All walls shall form a watertight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower.
- f. The joints along the base of the shower stall were not watertight in places and required further sealing. This is in contravention of section III(5)(a) 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. (a) Rooms containing a flush toilet and/or a bathtub or shower shall have walls and floors that are smooth, non-absorbent to moisture and easy to clean. All walls shall form a watertight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower.
- g. There was no gas utility provided to the rental premises. This is in contravention of section 8(d) of the Minimum Housing and Health Standards which states that: Every owner must ensure a continuous supply of electricity, water and heat unless the rental agreement stipulates that such utility services are the sole responsibility of the occupant.
- h. There was no hot water due to the lack of gas utility. This is in contravention of section 9 of the Minimum Housing and Health Standards which states that: Every building used in whole or in part, as housing premises must be supplied with a potable water supply of sufficient volume, pressure and temperature to serve the needs of the inhabitants. (a) All hot running water shall be maintained at a temperature of not less than 46 degrees C (114⁰F), and not more than 60 degrees C (140⁰F) measured at the plumbing fixture.
- i. Electrical switch plate covers were missing in places. This is in contravention of section 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.
- j. There was water infiltration noted into the basement laundry/utility room from the toilet above. This is in contravention of section 5(2) of the Housing Regulation 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.

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:
 - a. Have the gas utility reconnected and provided to the rental premises.
 - b. Ensure there is hot water at a sufficient volume, pressure and temperature.
 - c. Remove the damaged flooring in the laundry room. Replace with flooring that is smooth, non-absorbent and easy to clean.
 - d. Repair the south (side) door and back door so they are properly weatherproofed. Ensure all windows and exterior doors are weatherproofed and in good repair.
 - e. Install handrails along the stairs leading to the main floor and to the basement (south/side door).
 - f. Install the missing casing on the bathroom window casing. Ensure all materials are in good repair and easy to clean.
 - g. Properly seal the base of the shower stall so it forms a watertight joint with the floor and between pieces.
 - h. Install electrical switch plate covers on outlets that were missing outlet covers. Ensure all electrical outlets have adequate plate covers.
 - i. Identify and remove the source of water infiltration in the basement laundry/utility room (appears to be toilet located above the area).

2. The work referred to in paragraph 1 shall be completed by:
 - Items a) and b) on or before July 15, 2017
 - Items c) to i) on or before July 31, 2017

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 12, 2017

_____(Original Signed)_____

Meaghen Allen, CPHI(C)
Executive Officer
Alberta Health Services

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
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.

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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