



- x. The living room window panes fell out of the frame when the window was opened.
- y. The electrical switch plate cover was missing in the hallway.
- z. There was blackening of the floor boards around the access panel to the bathtub/shower indicating wood rot and/or mould growth.
- aa. Building materials were being disturbed throughout the suite prior to asbestos testing.

**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:

### **SUITE 3**

- a. The screen door at the rear entrance was broken and did not close properly. 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.
- b. The handles on the interior and exterior of the rear screen door were broken. 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.
- c. The insect screen in the rear entrance screen door was torn. This is in contravention of section 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.
- d. There was visible light coming through the sides of the interior rear door. 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.
- e. There was no door handle on the main entry door. This is in contravention of section (5)(2) of the Housing Regulations 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. The electrical switch plate cover was missing near the main suite entrance door. This is in contravention of section 11 of the Minimum Housing and Health Standards which states that: outlets, switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition.
- g. The kitchen sink trap-to-drain pipe located under the kitchen sink was not connected and sealed. This is in contravention of section 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.

- h. The kitchen faucet was leaking from the fixture. This is in contravention of section 6(a) of the Minimum Housing and Health Standards which states that: the plumbing system and the sanitary drainage system or private sewage disposal system, as the case may be, including drains, fixtures, traps, vents, stacks, waste disposal facilities, pumpout sewage holding tanks, septic tanks and the disposal system shall be maintained in a proper operating condition.
- i. The kitchen hardwood flooring had large gaps in between the floor boards allowing for the collection of dirt and debris. This is in contravention of section 5 and 5(b) 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 (b) Rooms and sections of rooms that are used for food preparation and cooking shall have walls and floors constructed of materials which do not provide harbourage to dirt, grease, vermin and bacteria and that are easily kept clean.
- j. A two inch piece of side edging on the kitchen cabinets was in disrepair. 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. There was evidence of water damage in the area around the bath tub access panel. 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.
- l. The bath tub access panel was not secure. 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.
- m. The bathroom sink basin was broken. This is in contravention of section 6(a) of the Minimum Housing and Health Standards which states that: the plumbing system and the sanitary drainage system or private sewage disposal system, as the case may be, including drains, fixtures, traps, vents, stacks, waste disposal facilities, pumpout sewage holding tanks, septic tanks and the disposal system shall be maintained in a proper operating condition.
- n. The insect screen in the bathroom window was torn. This is in contravention of section 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.
- o. There was paint peeling off the ceiling in the bathroom. This is in contravention of section 5 and 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.

- p. There was mould observed in the caulking between the tiles in the tub surround. 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.
- q. The tub surround tiles were not securely fixed. This is in contravention of section 5 and 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.
- r. The grout was cracking and/or missing between the floor tiles in the washroom. This is in contravention of section 5 and 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.
- s. The bathroom sink faucet was leaking. This is in contravention of section 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.
- t. The toilet was not secure. This is in contravention of section 6(a) of the Minimum Housing and Health Standards which states that: the plumbing system and the sanitary drainage system or private sewage disposal system, as the case may be, including drains, fixtures, traps, vents, stacks, waste disposal facilities, pumpout sewage holding tanks, septic tanks and the disposal system shall be maintained in a proper operating condition.
- u. There was no handle to the bathroom door. This is in contravention of section (5)(2) of the Housing Regulations 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. Part 1, section 2(1) of the Nuisance and General Sanitation Regulation which states that
- v. The electrical plug in the corner of the bedroom was not securely installed. This is in contravention of section 11 of the Minimum Housing and Health Standards which states: that outlets, switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition.

- w. There was no insect screen installed in the bedroom window. This is in contravention of section 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.
- x. The living room window panes fell out of the framed when the window was opened. 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.
- y. The electrical switch cover was missing in the hallway. This is in contravention of section 11 of the Minimum Housing and Health Standards which states that: outlets, switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition.
- z. There was blackening of the floor boards around the access panel to the bathub/shower indicating wood rot and/or mould growth. This is a 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.
- aa. Building materials were being disturbed throughout the suite prior to asbestos testing. This is in contravention of section 5 (2) of the Housing Regulations 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.

**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 01, 2017.
2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
  - a. Cease any and all invasive repairs until proper asbestos and mould testing have been completed as detailed below.
  - b. Retain the services of an Environmental Consultant or Industrial/Occupational Health Hygienist. The hired consultant must assess the conditions within the above noted premises including performing applicable sampling for asbestos containing materials and aggressive air sampling. A whole building Environmental Hazard Assessment as detailed in the Alberta Asbestos Abatement Manual must be completed. In the event asbestos is present provide Environmental Public Health with a written asbestos

management/abatement plan in accordance with the Alberta Asbestos Abatement Manual

- c. Once the above work is completed the environmental consultant must assess the premises for all water damaged materials and mould. Where water damage has occurred, the area must be assessed to determine the extent of damage and mould contamination. This assessment must include insulation and any other absorbent material in wall and ceiling cavities. All mouldy and water damaged material must be removed and the area cleaned and dried before repairs and refinishing is completed. This must be done under the direction of the environmental consultant.

Once the materials have been removed and a post mould remediation report is required. This includes environmental air quality sampling and photographic evidence that all mouldy material has been removed. Please follow the Alberta Health Services “Fungal Air Testing, Investigation and Reporting Requirements for Extensively Mould-Contaminated Buildings”. All reports are to be submitted to Environmental Public Health for review.

- d. Repair or replace the rear entrance screen door.
- e. Repair or replace the door handles on the interior and exterior of the rear screen doors. Ensure all doors and handles are in good repair.
- f. Ensure that every window or other device intended for ventilation is supplied with effective screens. This includes:
- Repair or replace the insect screen in the rear entrance screen door.
  - Replace the insect screen in the bedroom.
  - Repair or replace the insect screen in the bathroom window.
- g. Ensure the rear entrance doors are properly windproof, waterproof and weatherproof. Ensure all windows and exterior doors are maintained in good repair, free of cracks and weatherproof.
- h. Install a door handle on the front entrance door.
- i. Ensure all outlets, switches and fixtures are properly installed and maintained in a good and safe working condition. This includes:
- Repair or replace the electrical plug in the bedroom.
  - Replace the electrical switch cover by the front entrance door.
- j. Ensure all plumbing fixtures are serviceable, free from leaks, trapped and vented to the outside. This includes:
- Repair the kitchen sink trap-to-drain pipe.
  - Repair or replace the kitchen faucet.
- k. Ensure rooms and sections of rooms that are used for food preparation and cooking have walls and floors constructed of materials which do not provide harbourage to dirt, grease, vermin and bacteria and that are easily kept clean. This includes:

- Repair or replace the kitchen hardwood flooring.
  - Finish/paint the exposed wood on the kitchen cabinet so the surface is smooth, non-absorbent to moisture and easy to clean.
- l. Ensure 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. This includes:
- Secure the bath tub access panel
- m. Ensure that the plumbing system and the sanitary drainage system or including drains, fixtures, traps, vents, stacks, waste disposal facilities, pumpout sewage holding tanks, septic tanks and the disposal system are maintained in a proper operating condition. This includes:
- Repair or replace the bathroom sink.
  - Secure the toilet.
- n. Ensure washrooms have walls and floors that are smooth, non-absorbent to moisture and easy to clean. All walls must form a watertight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower. This includes:
- Remove the loose bathtub tiles and inspect for mould growth.
  - Remove all mouldy materials as outlined above.
  - Replace building materials and bath tub tiles.
  - Recaulk and seal the bath tub surround.
  - Remove the bathroom floor tiles and inspect for mould growth.
  - Replace floor tiles and grout.
- o. Ensure all plumbing fixtures are serviceable, free from leaks, trapped and vented to the outside. This includes:
- Repair or replace the bathroom sink faucet.
- p. Replace the handle on the bathroom door.
- q. Repair the living room windows so that the panes do not fall out when the window is opened. Ensure all windows are in good repair.
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, April 19, 2017

\_\_\_\_\_(original signed)\_\_\_\_\_  
Lena Parker, 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.

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](http://www.qp.gov.ab.ca).

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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)