

ORDER OF AN EXECUTIVE OFFICER

To: Bikram Bathh
"the Owner"

RE: Those housing premises located in Edmonton, Alberta and municipally described as:
11829 50 Street NW

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. Live and dead cockroaches (of different life stages) were observed throughout the premises. Higher activity was observed in the kitchen (including around cupboards, counters, and the fridge).
- b. There are no smoke alarms installed.
- c. The openable area of the window in the basement bedroom was measured at 14" x 12" = 1.17 sq. ft. This does not meet emergency egress requirements.

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. Live and dead cockroaches (of different life stages) were observed throughout the premises. Higher activity was observed in the kitchen (including around cupboards, counters, and the fridge). This is in contravention of Section 16 of the Minimum Housing and Health Standards, which states that "The owner shall ensure that the housing premises are free of insect and rodent infestations. (i) all situations requiring the application of pesticides shall be conducted in accordance with the Environmental Protection and Enhancement Act and regulation; and (ii) whenever a pesticide is applied in a dwelling, the occupant shall be notified in accordance with the latest edition of the Environmental Code of Practice for Pesticides published by Alberta Environmental Protection. (iii) it is the occupant's responsibility to allow access in accordance to the Residential Tenancy Act to do whatever is necessary to ensure the dwelling unit is ready for pesticide application."
- b. There are no smoke alarms installed. This is in contravention of Section 12 of the Minimum Housing and Health Standards, which states that "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."
- c. The openable area of the window in the basement bedroom was measured at 14" x 12" = 1.17 sq. ft. This does not meet emergency egress requirements. This is in contravention of Section 3(b)(ii) of the Minimum Housing and Health Standards, which states that "Windows shall provide unobstructed openings with areas not less than 0.35 square metres (3.8 sq. ft.) with no dimension less than 380 mm (15 inches)."

- d. Light switch covers, electrical outlet covers, electrical outlets, and light fixtures throughout the premises are in disrepair. 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."
- e. The walls and ceilings throughout the premises are in disrepair (including cracks, holes, missing window trim, etc.). This is in contravention of Section 5 of the Minimum Housing and Health Standards, which states that "All walls, windows, and ceilings 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 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. (b) Rooms and sections of rooms that are used for food preparation and cooking shall have walls constructed of materials which do not provide harbourage to dirt, grease, vermin and bacteria and that are easily kept clean."
- f. The front of the stove is in disrepair such that the front panel is missing. This presents a physical hazard (i.e. potential burn) when the oven is in use. "This is in contravention of Section 5(2) of the Alberta Housing Regulation (AR 173/99), 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."
- g. The ventilation exhaust fan in the basement bathroom does not have a cover. This presents a physical hazard. "This is in contravention of Section 5(2) of the Alberta Housing Regulation (AR 173/99), 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."
- h. The main floor bathroom door and doorknob are in disrepair. A person (i.e. child) could be locked in the bathroom. Furthermore, the door surfaces are not in good repair and are not easy to clean. "This is in contravention of Section 5(2) of the Alberta Housing Regulation (AR 173/99), 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."
- i. The basement bathroom sink and the second-floor bathroom sink both drain very slowly. Furthermore, the basement bathroom sink faucet is in disrepair (the handle comes off). This is in contravention of Section 6(a,c) 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, pump out sewage holding tanks, septic tanks and the disposal system shall be maintained in a proper operating condition. (c) All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside."
- j. The living room window is not able to be secured as the crank to open/close the window is missing. This is in contravention of Section 3(a) of the Minimum Housing and Health Standards, which states that "Exterior windows shall be capable of being secured."
- k. There is no guard on one side of the front porch. This is in contravention of Section 3(c)(i) 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."
- l. There is no handrail for the stairs from the main floor to the basement. This is in contravention of Section 3(c)(i) 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."

- m. Insect screens for windows throughout the premises are missing or damaged. 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."

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. Hire a licensed pest control company to address the cockroaches and forward pest control report(s) to this office for review.
 - b. Ensure smoke alarms are 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.
 - c. Modify or replace the basement bedroom window to ensure an unobstructed openable area of 3.8 sq. ft. with no dimension less than 15 inches.
 - d. Ensure all light switch covers, electrical outlet covers, electrical outlets, and light fixtures are installed and maintained in a good and safe working condition.
 - e. Ensure all walls, windows, and ceilings are maintained in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean.
 - f. Ensure walls in the wash / bathroom 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. Ensure walls in the kitchen are constructed of materials which do not provide harbourage to dirt, grease, vermin and bacteria and that are easily kept clean.
 - h. Repair or replace the stove.
 - i. Install a cover for the ventilation exhaust fan in the basement bathroom or replace the entire fan with one that has a cover installed.
 - j. Repair or replace the main floor bathroom door and doorknob.
 - k. Ensure the basement bathroom sink and the second-floor bathroom sink are maintained in proper operating condition.
 - l. Repair or replace the basement bathroom sink faucet to ensure it is maintained in a proper operating condition.
 - m. Ensure the living room window is capable of being secured.
 - n. Ensure the missing guard is installed on the front porch and is maintained in good repair, and complies with the requirements of the Alberta Building Code or a Professional Engineer design.
 - o. Ensure a handrail is installed for the stairs from the main floor to the basement that is maintained in good repair and complies with the requirements of the Alberta Building Code or a Professional Engineer design.
 - p. Ensure all windows intended for ventilation are supplied with effective screens.
2. The work referred to in paragraph 1 (a. and b.) shall be completed by **January 31, 2025**.
3. The work referred to in paragraph 1 (c. to p.) shall be completed by **February 21, 2025**.

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, January 21, 2025

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, 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>

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Page 5 of 5

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