

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

To: Street Capital Financial Corporation
"the Owner"

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

RE: Those housing premises located in Edmonton, Alberta and municipally described as:
11908 47 Street NW
(Lot 3, Block 11, Plan 5131MC)

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:

Common Area

- a. The stair landing by the back entrance had broken floor tiles. The tiles had lifted and detached.
- b. The back entrance was not weatherproofed.
- c. The premise was infested with mice and bedbugs.

Basement Suite

- a. The kitchen cabinet face had detached.
- b. The kitchen faucet had detached from its base.
- c. The kitchen/living room flooring had lifted and detached.
- d. The living room window screen was missing.
- e. The kitchen ceiling was in disrepair, a large hole was noted adjacent to the stove.
- f. The open-able area of the bedroom window was measured to be approximately 14 ½ x 12 ½ inches. This does not comply with emergency egress requirements.
- g. The northwest bedroom wall showed evidence of mould growth.
- h. There was a drop down ceiling tile missing in the bedroom.
- i. The smoke alarm was not operational.
- j. The drywall surfaces throughout the premises were noted to be in disrepair.
- k. The bathroom shower faucet handle was in disrepair and was not operational.
- l. The bathroom toilet was not operational.
- m. There was evidence of a backup in the laundry room. Multiple items were soaked and the room had a strong musty odour.

Main Floor Suite

- a. The door at the back entrance leading to the exterior from the den was not able to be secured.
- b. The guards on the stairs leading to the bedroom from the den were missing.
- c. The handrail on the stairs leading to the bedroom from the den was missing.
- d. The floor tiles have lifted and detached in the den.
- e. The northwest bedroom was not equipped with a window that leads to the exterior.
- f. The northwest bedroom door frame and jam was in disrepair.
- g. The southwest bedroom was not equipped with a window that leads to the exterior.
- h. The southwest bedroom light protective cover was in disrepair.
- i. There was no smoke alarm installed.
- j. The northeast bedroom window sill was in disrepair. The window sill was constructed of an unfinished material.
- k. The northeast bedroom door handle was in disrepair.
- l. The bathroom toilet seat was in disrepair.
- m. The bathroom mechanical ventilation was in disrepair.
- n. The bathroom handsink was leaking.
- o. The kitchen window screen was missing.
- p. The drywall and floor located to the left of the kitchen sink was constructed of an unfinished material.
- q. The side entrance leading to the common area was in disrepair.
- r. The main entrance door handle was in disrepair.
- s. The electrical protective covers were missing in the living room.

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 stair landing by the back entrance had broken floor tiles. The tiles had lifted and detached. 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.
- b. The back entrance was not weatherproofed. 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 premise was infested with mice and bedbugs. This is in contravention of section V(16)(a) 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.

Basement Suite

- a. The kitchen cabinet face had detached. This is in contravention of section IV(14)(a)(ii) of the Minimum Housing and Health Standards which states that: Every housing premises shall be

- provided with a food preparation area, which includes: cupboards or other facilities suitable for the storage of food.
- b. The kitchen faucet had detached from its base. 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.
 - c. The kitchen/living room flooring had lifted and detached. 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 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.
 - e. The kitchen ceiling was in disrepair, a large hole was noted adjacent to the stove. This is in contravention of section III(5)(b) of the Minimum Housing and Health Standards which states that: 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.
 - f. The open-able area of the bedroom window was measured to be approximately 14 ½ x 12 ½ inches. This does not comply with emergency egress requirements. This is in contravention of section III(3)(b)(i) of the Minimum Housing and Health Standards which states that: Windows referred to above shall provide unobstructed openings with areas not less than 0.35 m² (3.8ft²), with no dimension less than 380 mm (15”).
 - g. The northwest bedroom wall showed evidence of mould growth. 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.
 - h. There was a drop down ceiling tile missing in the bedroom. 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.
 - i. 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.
 - j. The drywall surfaces throughout the premises were noted to be in disrepair. 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.
 - k. The bathroom shower faucet handle was in disrepair and was not operational. 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.

- I. The bathroom toilet was not operational. 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.
- m. There was evidence of a backup in the laundry room. Multiple items were soaked and the room had a strong musty odour. 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.

Main Floor Suite

- a. The door at the back entrance leading to the exterior from the den was not able to be secured. This is in contravention of section III(3)(a) of the Minimum Housing and Health Standards which states that: Exterior windows and doors shall be capable of being secured.
- b. The guards on the stairs leading to the bedroom from the den were missing. This is in contravention of section III(3)(c) of the Minimum Housing and Health Standards which states that: Inside or outside stairs or porches including all treads, risers, supporting structural members, rails, 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.
- c. The handrail on the stairs leading to the bedroom from the den was missing. This is in contravention of section III(3)(c) of the Minimum Housing and Health Standards which states that: Inside or outside stairs or porches including all treads, risers, supporting structural members, rails, 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
- d. The floor tiles have lifted and detached in the den. 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.
- e. The northwest bedroom was not equipped with a window that leads to the exterior. This is in contravention of section III(3)(b)(i) of the Minimum Housing and Health Standards which states that: Windows referred to above shall provide unobstructed openings with areas not less than 0.35 m² (3.8ft²), with no dimension less than 380 mm (15”).
- f. The northwest bedroom door frame and jam was in disrepair. 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.
- g. The southwest bedroom was not equipped with a window that leads to the exterior. This is in contravention of section III(3)(b)(i) of the Minimum Housing and Health Standards which states that: Windows referred to above shall provide unobstructed openings with areas not less than 0.35 m² (3.8ft²), with no dimension less than 380 mm (15”)

- h. The southwest bedroom light protective cover was in disrepair. 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.
- i. There was no smoke alarm installed. 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.
- j. The northeast bedroom window sill was in disrepair. The window sill was constructed of an unfinished material. 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.
- k. The northeast bedroom door handle 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.
- l. The bathroom toilet seat 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.
- m. The bathroom mechanical ventilation was in disrepair. 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.
- n. The bathroom handsink was 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.
- o. 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.
- p. The drywall and floor located to the left of the kitchen sink was constructed of an unfinished material. 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.
- q. The side entrance leading to the common area was in disrepair. 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

- r. The main entrance door handle 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.
- s. The electrical protective covers were missing in the living room. 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.

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 October 25, 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. As this home was built prior to 1970 you must retain the services of an **Environmental Consultant or Industrial/Occupational Health Hygienist, be approved by Alberta Health Services and prior to any renovations being completed you must have the Environmental Consultant** assess the conditions within the above noted premises including performing applicable sampling for asbestos containing materials and carrying out of environmental air quality analyses of the interior spaces (including if applicable the attic, wall and floor cavities, and crawlspaces) for water and mould damage. Ensure that any additional renovation work, including painting, reinstallation of drywall and laying of new flooring and/or sub floors does not occur until suitable air sample results are received and are to the satisfaction of Alberta Health Services.
 - b. Ensure the premise is maintained in a clean and sanitary manner.
 - c. Ensure all walls, windows, ceilings, floors, and floor coverings 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 an insect screen.
 - e. Ensure all bedroom windows comply with emergency egress requirements. Ensure all windows provide unobstructed openings with areas not less than 0.35 m² (3.8ft²), with no dimension less than 380 mm (15").
 - f. Ensure all building materials that have been damaged or show evidence of rot or other deterioration are repaired or replaced.
 - g. Ensure all smoke alarms are operational at all times.
 - h. Ensure all exterior windows and doors are able to be secured.
 - i. Ensure all stairs are equipped with a handrail.

- j. Ensure all stairs are equipped with a guard. Ensure all guards within the dwelling premises comply with the requirements of the Alberta Building Code or a Professional Engineer design.
 - k. Ensure all outlets, switches and fixtures are properly installed and are be maintained in a good and safe working condition.
 - l. Ensure all bathrooms are equipped with either natural or mechanical ventilation.
 - m. Ensure all exterior windows and doors are weatherproofed.
 - n. Ensure the premise is free of insects or rodents. Ensure a written pest control report is submitted to Alberta Health Services Environmental Public Health for review.
 - o. Ensure the kitchen cabinets are in good repair. Ensure all surfaces are maintained in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean.
 - p. Ensure all plumbing fixtures are all plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.
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, October 25, 2017.

_____(Original Signed)_____

Alaa (Al) Farhat, 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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