

UNFIT FOR HUMAN HABITATION

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January 26, 2011

WHEREAS pursuant to the provisions of Sections 59, 60, and 62 of the Public Health Act being Chapter P-37 of the Statutes of Alberta, an Executive Officer of a Regional Health Authority may declare any place or part of it to be Unfit for Human Habitation if he has reasonable and probable grounds to believe that a nuisance exists in that place or that the place or the owner of it is in contravention of the Public Health Act or the Regulations.

AND WHEREAS the following conditions exist in the housing premises located at
Plan RN98, Block 5, Lot 9/10
municipally known as: **11931/11933-71 Street, Edmonton**
that are or may become injurious or dangerous to health or that might hinder in any manner the prevention, or suppression of disease, or are in contravention of the Housing Regulation pursuant to Section 66 of the Public Health Act, to wit:

11931-71 Street:

1. Progressive water infiltration/water damage on the ceilings of NE bedroom, the living room and the foyer area.
2. Mould growth present in the NE bedroom and the laundry room due to the water infiltration.
3. Un-acceptable bedroom window: the opening area in the SE bedroom was too small for emergency egress.
4. Lack of a second pane in the windows of the West and SE bedroom.
5. Insufficient weatherproofing: gaps around the backdoor.
6. No lock mechanisms on the bedroom windows.
7. No ventilation in the bathroom: the window was painted shut, and no mechanical ventilation was present.

11933-71 Street:

1. The bedroom windows were un-openable and therefore the sleeping areas lacked emergency egress.
2. No ventilation in the bathroom: the window was painted shut, and no mechanical ventilation was present.
3. The smoke alarm was not operational.

NOW THEREFORE on **January 26, 2011** the undersigned Executive Officer of Alberta Health Services declared the above-noted premises as **Unfit for Human Habitation**, and ordered that the occupant or occupants vacate the premises on or before **January 31, 2011**.

NOW TAKE NOTICE that the said Executive Officer hereby orders that you, the owner, do not permit occupancy of the above noted premises until authorized to do so by an Executive Officer of the said Authority.

AND FURTHER TAKE NOTICE that you are hereby ordered to either correct the aforementioned conditions to the satisfaction of the said Authority or to have the premises remain vacant.

Be Advised:

The above conditions were noted at the time of inspection and may not necessarily reflect all deficiencies; you are advised that further repairs may be required to ensure full compliance of the Housing Regulation, or to prevent a Public Health Nuisance, prior to permitting reoccupancy.

Any building upgrades or modifications may be subject to municipality planning and development department reviews and the procuring of proper permits.

DATED at Edmonton, Alberta, January 26, 2011.

____Original Signed____
Dengzhong Wang, CPHI(C)
Executive Officer
Environmental Health Officer

You are advised that should this Executive Officer's Order not be complied with, prosecution will be considered for breach of the Public Health Act and the Regulations.

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 within ten (10) days after receiving the order to the Public Health Appeal Board located at 24th Floor, Telus Plaza, 10025 - Jasper Avenue, Edmonton, Alberta, T5J 1S6. Telephone (780) 427-2813.

The terms of this Order remain in effect notwithstanding the filing or proposed filing of any such appeal. If you appeal, you may also make an application to the Board for a stay of this Order pending the appeal.

A copy of the Public Health Appeal form may be obtained by contacting Alberta Health Services at (780)342-0122, or the Public Health Appeal Board (780) 427-2813.

You are advised that all orders remain in effect pending such an appeal.

Health Legislation, Regulations and Standards

Electronic versions of the Public Health Act, its Regulations and associated Standards 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.

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Copies of standards are available by contacting the Health Protection Branch of Alberta Health & Wellness at (780) 427-4518.