

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

To: Zeus Properties GP INC. Hanife Masoomi Jiggs Peterson Negapatan
"the Owner" "the Owner" "the Owner"

Rogers Otikor
"the Owner"

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

RE: Those housing premises located in Edmonton, Alberta and municipally described as:

204 – 12030 82 Street NW Edmonton, AB T5B 2W6

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 temperature within the unit measured 10°C at the time of inspection. The furnace/heating system for the overall building was not in operation.
- b. The front door to the unit was incapable of being secured. The door had been significantly damaged around the area of the lock and was observed to be in an open condition at the time of inspection.
- c. The ceiling in the bathroom was water damaged. There was mold present along the surface of the ceiling material.
- d. There was an ongoing cockroach infestation within the unit and overall building.
- e. The smoke alarm within the suite was not installed between the door to the bedroom and the remainder of the suite. The smoke alarm was located in the living room.
- f. The mechanical ventilation fan in the washroom was not in operation.
- g. The toilet handle was missing/in disrepair at the time of inspection. Furthermore, the toilet was consistently running.
- h. The faucet in the shower was in disrepair.

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 temperature within the unit measured 10°C at the time of inspection. The furnace/heating system for the overall building was not in operation. This is in contravention of Section 8(a) of the Minimum Housing and Health Standards, which states that "(a) All heating facilities within a housing premises are to be properly installed

and maintained in good working condition, and be capable of safely and adequately heating all habitable rooms, bathrooms, and toilet rooms within the building to a temperature of ; (i) at least 22°C(71°F), or (i) maintained at a temperature of at least 22°C(71°F) when the control of the supplied heat in a dwelling is the responsibility of a person other than the occupant.”

- b. The front door to the unit was incapable of being secured. The door had been significantly damaged around the area of the lock and was observed to be in an open condition at the time of inspection. This is in contravention of Section 3(a) of the Minimum Housing and Health Standards, which states that “Exterior windows and doors shall be capable of being secured.”
- c. The ceiling in the bathroom was water damaged. There was mold present along the surface of the ceiling material. This is in contravention of Sections 5 of the Minimum Housing and Health Standards, and Section 5(2) of the Alberta Housing Regulation (AR 173/99), which state 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.”, and furthermore 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.”
- d. There was an ongoing cockroach infestation within the unit and overall building. This is in contravention of Section 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”.
- e. The smoke alarm within the suite was not installed between the door to the bedroom and the remainder of the suite. The smoke alarm was located in the living room. 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.”
- f. The mechanical ventilation fan in the washroom was not in operation. This is in contravention of Section 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.”
- g. The toilet handle was missing/in disrepair at the time of inspection. Furthermore, the toilet was consistently running. This is in contravention of Section 7 of the Minimum Housing and Health Standards, which states that “every housing premises shall be provided with plumbing fixtures of an approved type consisting of at least a flush toilet, a wash basin, and a bathtub or shower.”
- h. The faucet in the shower was in disrepair. 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. A number of the electrical outlet covers/light switch plate covers were missing. 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. The seal between the bathtub and the floor of the bathroom was missing. This is in contravention of Section 5(a) of the Minimum Housing and Health Standards, which states that “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.”
- k. A number of the kitchen drawers/cupboard doors were damaged. This is in contravention of Section 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:... (ii) cupboards or other facilities suitable for the storage of food”.

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 February 14, 2025.
2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Repair the heating system for the building to ensure the internal temperature of the unit can be maintained at a minimum of 22°C. Provide information to Alberta Health Services Environmental Public Health (AHS EPH) as to the cause of the faulty heating system and the plan to repair said system.
 - b. Replace the broken door and any damaged components of the locking system to ensure the unit is capable of being secured.
 - c. Abate the source of water leading to damages along the ceiling of the bathroom. Remove any moldy or water damaged materials and replace with new materials.
 - d. Hire the services of a licensed pest control professional to treat the unit and overall building. Provide copies of any reports generated by the licensed pest control professional to AHS EPH.
 - e. Install a properly operating smoke alarm between the bedroom of the unit and the remainder of the unit.
 - f. Repair the mechanical ventilation fan in the washroom.
 - g. Repair the toilet to prevent it from constantly running. Replace the missing toilet flush handle.
 - h. Replace the damaged shower faucet handle. Repair the system to prevent it from constantly dripping.
 - i. Replace the missing outlet and plate covers throughout the unit.
 - j. Replace the seal between the bathtub and the bathroom floor to ensure it forms a watertight seal.
 - k. Replace the missing or damaged kitchen drawers/cupboard doors.
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, January 28, 2025.

Confirmation of a verbal order issued to Jiggs Negapatan on January 23, 2025.

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, 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>