

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

To: Wing Sheung Tso Wah Sheung Tso
“the owners”

And To: All Occupant(s) of the following Housing premises:
Basement at 12106 – 39 Street NW

RE: Those housing premises located in Edmonton, Alberta and municipally described as:
Basement, 12106 – 39 Street NW, Edmonton Alberta

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. Basement bathroom fixtures (toilet, sink and shower) have no water supply
- b. Kitchen area has no stove
- c. Kitchen area floor has soiled, long fibre carpet.
- d. Basement NW bedroom window facing the back yard only has an opening for egress of approximately 25.5 “ x 19”

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. Basement bathroom fixtures (toilet, sink and shower) have no water supply. This is in contravention of Section 6 (b) in Minimum Housing and Health Standards which states that adequate water volume and pressure shall be provided to ensure the proper operation and flushing of all fixtures.
- b. Kitchen area has no stove. This is in contravention of Section 14 (a) (iv) (d) of the Minimum Housing and Health Standards which states (a) Every housing premises shall be provided with a food preparation area, which includes: (iv) a stove and a refrigerator that are maintained in a safe and proper operating condition, and (d) The owner shall be responsible for the provision and operating condition of the cooking and refrigeration

equipment supplied by the owner, unless the rental agreement stipulates that the tenant is responsible.

- c. Kitchen area floor has soiled, long fibre carpet. This is in contravention of Section 5 (b) of the Minimum Housing and Health Standards which states 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.
- d. Basement NW bedroom window facing the back yard only has an opening for egress of approximately 25.5 “ x 19”. This is in contravention of Section 3 (b), in the Minimum Housing and Health Standards which states For buildings of 3 storey or less and except where a bedroom door provides access directly to the exterior of the suite is sprinklered, each bedroom shall have at least one outside windows which may be opened from the inside without the use of tools or special knowledge. 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”)

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 20, 2014 at 5pm.
2. That the owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Ensure all basement bathroom fixtures (toilet, sink and shower) have adequate water supply at all times
 - b. Install a stove in the kitchen area
 - c. Remove the soiled carpet in the kitchen area and replace with waterproof, washable flooring.
 - d. Repair or replace the window facing the back yard in basement NW bedroom so it has a minimum unobstructed opening of 3.8ft² with no dimension less than 15 inches.
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.

