

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

To: Manuela Domirti
"the Owner"

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

RE: Those housing premises located in Edmonton, Alberta and municipally described as:
12202 92 Street NW T5G1B3

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. Water services have been turned off at the property.
- b. All bedroom emergency egress windows are boarded up with plywood and/or secured with unopenable security bars.
- c. Several broken or cracked windows noted throughout the home.
- d. No operational smoke alarm installed adjacent to sleeping areas.
- e. Main floor bathroom hand sink is missing.
- f. Main floor bathtub is missing fixtures (faucet, knobs).
- g. Multiple outlet/switch covers noted missing throughout the home.
- h. Both live and dead cockroach-like insects noted throughout the home.
- i. Front door deadbolt is missing.
- j. Side door entry way steps and railing are in disrepair.
- k. Multiple holes in walls & ceilings, along with missing baseboards and missing trim noted throughout the home.

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. Water services have been turned off at the property. This is in contravention of section 8(d) of the Minimum Housing and Health Standards, which states that "Every owner must ensure a continuous supply of electricity, water and heat unless the rental agreement stipulates that such utility services are the sole responsibility of the occupant."
- b. All bedroom emergency egress windows are boarded up with plywood and/or secured with unopenable security bars. This is in contravention of section 3(b)(ii) of the Minimum Housing and Health Standards, which states that "Windows referred to in section 3(b)(i) shall provide unobstructed openings with areas not less than 0.35 m² (3.8ft²), with no dimension less than 380 mm (15")."

- c. Several broken or cracked windows noted throughout the home. This is in contravention of section 2(b)(i) of the Minimum Housing and Health Standards which states that: "All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof."
- d. No operational smoke alarm installed adjacent to sleeping areas. 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. (a) Smoke alarms shall be operational and in good repair at all times."
- e. Main floor bathroom hand sink is missing. This is in contravention of section 7 of the Minimum Housing and Health Standards which states that: "Except where exempt by regulation, 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."
- f. Main floor bathtub is missing fixtures (faucet, knobs). This is in contravention of section 7 of the Minimum Housing and Health Standards which states that: "Except where exempt by regulation, 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."
- g. Multiple outlet/switch covers noted missing throughout the home. This 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."
- h. Both live and dead cockroach-like insects noted throughout the home. 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."
- i. Front door deadbolt is missing. 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."
- j. Side door entry way steps and railing are in disrepair. 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."
- k. Multiple holes in walls & ceilings, along with missing baseboards and missing trim noted throughout the home. This is in contravention of Section 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. (a) 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. (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."

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 July 31, 2024.
2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Secure all entry points of the building to ensure that the housing premises does not present a condition that is or may become injurious or dangerous to public health.
 - b. Supply the premises with water services, ensure all plumbing fixtures are in good repair and maintained in proper working condition.
 - c. Remove both the plywood boarding and the unopenable security bars from all bedroom windows to ensure all emergency egress windows provide an unobstructed opening of at least 0.35 square meters (3.8 square feet) with no dimension less than 380 millimeters (15 inches).
 - d. Repair/Replace all exterior doors and windows so they are in good working condition, weatherproof, free of cracks and have the ability to be safely secured.
 - e. Install a functional smoke alarm in or adjacent to all sleeping areas.
 - f. Install a functional hand sink in the main floor bathroom.
 - g. Repair/Replace main floor bathtub fixtures so the bathtub is equipped with a functional faucet with both running hot and cold water.
 - h. Install all missing outlet/switch covers, ensure all electrical fixtures are maintained in a good and safe working condition.
 - i. Repair side door entryway that so all steps, treads, risers, supporting structural members, handrails, and guards are maintained in good repair and comply with the requirements of the Alberta Building Code or a Professional Engineer design.
 - j. Conduct the work needed to ensure all walls, ceilings, flooring, and floor coverings are in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean.
 - k. Hire the services of a pest control professional to treat the cockroach infestation. Provide any reports provided by the pest control professional to this office (i.e. Alberta Health Services Environmental Public Health).
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, July 24, 2024
Confirmation of a verbal order issued to Manuela Domirti on July 23, 2024.

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>

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