

- b. There was evidence of water infiltration from the roof, water stains on the attic ceiling were observed. This is in contravention of section III 2 (a) of the Minimum Housing and Health Standards which states that: The owner shall ensure the housing premises is structurally sound, in a safe condition, in good repair, and maintained in a waterproof, windproof and weatherproof condition. (a) The roof and exterior cladding of walls shall be maintained in a waterproof, windproof and weatherproof condition.
- c. There were no handrails installed to the stairs leading to the basement and the 2nd floor attic which were used as bedrooms. This is in contravention of section III (3) (c) (i) of the Minimum Housing and Health Standards that states: 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.
- d. There were no smoke alarms installed in the premises including the basement, the mainfloor and the 2nd floor attic. This is in contravention of section IV 12 of the Minimum Housing and Health Standards which states that: Smoke alarm 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 alarm shall be operational and in good repairs at all times.
- e. The bedroom windows were either too small for egress purposes or were painted-shut and not openable. This is in contravention of section III 3 (b) (i and ii) of the Minimum Housing and Health Standards which states that: (i) For buildings of 3 storeys or less and except where a bedroom door provides access directly to the exterior or the suite is sprinklered, each bedroom shall have at least one outside window which may be opened from the inside without the use of tools or special knowledge. (ii) Windows referred to in section 3 (b) (i) shall provide unobstructed openings with areas not less than 0.35 m² (3.8 ft²), with no dimension less than 380 mm (15”).
- f. The waste pipe was leaking in the basement when the upstairs bathroom was in use. This is in contravention of section IV 6 (c) of the Minimum Housing and Health Standards which states that: (c) All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.
- g. There was water damage and mould growth in the basement. This is in contravention of section III 1(c) of the Minimum Housing and Health Standards which states: Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.
- h. The linoleum floor tiles were in disrepair in the back porch area, most tiles were broken. This is in contravention of section III 5 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.
- i. The ceiling tiles were in disrepair in the front porch area, some tiles were missing or distorted. This is in contravention of section III 5 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.

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 November 3, 2023.
2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Hire a qualified foundation contractor to assess the foundation and conduct repairs accordingly.
 - b. Hire a qualified roofer to assess the roof and conduct repairs accordingly.
 - c. Install handrails on the stairs leading to the basement and the 2nd floor attic area.
 - d. Install a functional smoke alarm in each floor between the sleeping areas and the remainder of the suite.
 - e. Replace or modify the bedroom windows so that they meet emergency egress requirements.
 - f. Repair the leaking waste pipe and ensure all the plumbing fixtures are serviceable and free from leaks.
 - g. Remove and replace all damaged or mouldy building material in the basement.
 - h. Repair or replace the damaged floor tiles in the back porch area, and the damaged ceiling tiles in the front porch area.

Alternatively, provide this office with a copy of the approved demolition permit and a timeline to demolish the property, ensure property remains vacant and secured until demolition.

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 27, 2023.
Confirmation of a verbal order issued to Lovepreet Singh (Larry) Brar on October 20, 2023.

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, 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 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 King'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 King'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: <https://www.alberta.ca/health-standards-and-guidelines.aspx>