

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

To: Jagdeep Singh Gill
"the Owner"

Ravneet Kaur Bath
"the Owner"

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

RE: Those housing premises located in Edmonton, Alberta and municipally described as:
12310 76 Street NW

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. There is mould-like substance under the bathroom sink.
- b. The bolt lock for the side door is missing.
- c. The windows in each of the three bedrooms in the basement have a center bracket that obstructs egress, and the window of the southwest bedroom is located under a deck, hindering egress.
- d. There is no handrail for the basement stairs.
- e. There is no guard for the basement stairs.
- f. The smoke alarm for the bedrooms upstairs is missing.
- g. The laundry room window and the west bedroom window are broken.
- h. Electrical outlets, switches, and fixtures throughout the property are in disrepair, exposing electrical wiring in various areas of the premises.
- i. The premises cannot be heated as natural gas service has been disconnected.
- j. There is an accumulation of items, debris, garbage, etc. throughout the premises.
- k. The toilet is in disrepair and not operational.
- l. The bathtub is deteriorating. Furthermore, the plumbing for the bathtub/shower is in disrepair and not operational.
- m. The mechanical ventilation in the bathroom is in disrepair and not operational.
- n. The premises is not supplied with water as water service has been disconnected.

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. There is mould-like substance under the bathroom sink. This is in contravention of Section 5(2) of the Alberta Housing Regulation (AR 173/99), which states “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”.
- b. The bolt lock for the side door is missing. This is in contravention of Section 3(a) of the Minimum Housing and Health Standards, which states “Exterior doors shall be capable of being secured.”
- c. The windows in each of the three bedrooms in the basement have a center bracket that obstructs egress, and the window of the southwest bedroom is located under a deck, hindering egress. This is in contravention of Section 3(b)(ii) of the Minimum Housing and Health Standards, which states “Windows shall provide unobstructed openings with areas not less than 0.35 square metres (3.8 sq. ft.) with no dimension less than 380 mm (15 inches).”
- d. There is no handrail for the basement stairs. This is in contravention of Section 3(c)(i) of the Minimum Housing and Health Standards, which states “Handrails shall be maintained in good repair and shall comply with the requirements of the Alberta Building Code or a Professional Engineer design.”
- e. There is no guard for the basement stairs. This is in contravention of Section 3(c)(i) of the Minimum Housing and Health Standards, which states “Guards shall be maintained in good repair and shall comply with the requirements of the Alberta Building Code or a Professional Engineer design.”
- f. The smoke alarm for the bedrooms upstairs is missing. This is in contravention of Section 12 of the Minimum Housing and Health Standards, which states “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.”
- g. Window screens are missing throughout the premises. This is in contravention of Section 2(b)(iii) of the Minimum Housing and Health Standards, which states “During the portion of the year when there is a need for protection against flies and other flying insects, every window or other device intended for ventilation shall be supplied with effective screens.”
- h. The roof is missing shingles. This is in contravention of Section 2(a) of the Minimum Housing and Health Standards, which states “The exterior cladding is not maintained in a waterproof, windproof and weatherproof condition. The roof and exterior cladding of walls shall be maintained in a waterproof, windproof and weatherproof condition.”
- i. The laundry room window and the west bedroom window are broken. This is in contravention of Section 2(b)(i) of the Minimum Housing and Health Standards, which states “All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof.”
- j. Electrical outlets, switches, and fixtures throughout the property are in disrepair, exposing electrical wiring in various areas of the premises. This is in contravention of Section 11 of the Minimum Housing and Health Standards, which states “Outlets, switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition.”
- k. The premises cannot be heated as natural gas service has been disconnected. This is in contravention of Section 8(d) of the Minimum Housing and Health Standards, which states “Every owner of a housing premises shall ensure a continuous supply of heat unless the rental agreement stipulates that such utility services are the sole responsibility of the occupant.”

- l. There is an accumulation of items, debris, garbage, etc. throughout the premises. This is in contravention of Section 16 of the Minimum Housing and Health Standards, which states “The owner shall ensure that all rooms and other areas used in common by the occupants of the individual dwellings are maintained in a clean and sanitary condition.”
- m. The toilet is in disrepair and not operational. This is in contravention of Section 6(c) and 7 of the Minimum Housing and Health Standards, which state “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 that shall be serviceable, free from leaks, trapped and vented to the outside.”
- n. The bathtub is deteriorating. Furthermore, the plumbing for the bathtub/shower is in disrepair and not operational. This is in contravention of Section 6(c) and 7(a) of the Minimum Housing and Health Standards, which state “Every housing premises shall be provided with plumbing fixtures of a bathtub or shower that shall be serviceable, free from leaks, trapped and vented to the outside.”
- o. The mechanical ventilation in the bathroom is in disrepair and not operational. This is in contravention of Section 7(c) of the Minimum Housing and Health Standards, which states “All rooms containing a flush toilet and/or bathtub or shower shall be provided with natural or mechanical ventilation.”
- p. The premises is not supplied with water as water service has been disconnected. This is in contravention of Section 9 of the Minimum Housing and Health Standards, which states “Every building used in whole or in part, as housing premises shall be supplied with a potable water supply of sufficient volume, pressure and temperature to serve the needs of the inhabitants.”

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 October 16, 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. Remediate any mould-like substance in the premises including under the bathroom sink.
 - b. Ensure all exterior doors are capable of being secured.
 - c. Ensure egress windows provide unobstructed openings with areas not less than 0.35 square metres (3.8 sq. ft.) with no dimension less than 380 mm (15 inches).
 - d. Install handrails where required and ensure they are maintained in good repair and comply with the requirements of the Alberta Building Code or a Professional Engineer design.
 - e. Install guards where required and ensure they are maintained in good repair and shall comply with the requirements of the Alberta Building Code or a Professional Engineer design.
 - f. Install smoke alarms 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.
 - g. Install window screens at every window intended for ventilation.

- h. Ensure the roof is maintained in a waterproof, windproof and weatherproof condition.
 - i. Ensure all windows are maintained in good repair, free of cracks and weatherproof.
 - j. Ensure all outlets, switches and fixtures are properly installed and are maintained in a good and safe working condition.
 - k. Ensure the heating system can maintain 22 degrees Celsius unless the rental agreement stipulates that such utility services are the sole responsibility of the occupant.
 - l. Ensure all rooms and other areas used in common by the occupants of the individual dwellings are maintained in a clean and sanitary condition.
 - m. Repair or replace the toilet to ensure it is in good repair, operational, serviceable, free from leaks, trapped and vented to the outside.
 - n. Repair or replace the bathtub/shower and plumbing fixtures to ensure they are in good repair, operational, free from leaks, trapped and vented to the outside.
 - o. Repair/replace the bathroom mechanical ventilation.
 - p. Ensure a potable water supply is provided, of sufficient volume, pressure and temperature to serve the needs of the inhabitants.
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 11, 2024
Confirmation of a verbal order issued to Ranjit on October 9, 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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10030 107 Street, Edmonton, Alberta T5J 3E4

<https://www.ahs.ca/eph>