

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

**To:** Hope Housing INC. Rajeh Abu Zahra  
"the Owner" "the Owner"

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

**RE:** Those housing premises located in Edmonton, Alberta and municipally described as:  
13020 65 Street NW Edmonton, Alberta T5A 1A1

**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 was no working smoke alarm present within the basement space to alert the tenants in the event of an emergency.
- b. There was evidence of a bed bug infestation present within the home.
- c. The window in the North basement bedroom was unable to be opened and closed properly. The window was stuck in an open position at the beginning of the inspection. Once closed and locked, the bedroom window was not capable of being unlatched and opened in the event of an emergency.
- d. The external door to the basement was not capable of being secured. The tenant had propped a number of old mattresses against the door in attempts to secure it. However, the door was easily opened from the outside.
- e. The handrail to the basement was not continuous. A small section had been added to the handrail, but was not properly secured to the wall or the remainder of the handrail.
- f. There was significant water damage present within the basement bathroom. This included damage to the ceiling, walls, and floors within this space. Visible mold growth was present along the ceiling (within one of the holes) of the basement bathroom.
- g. There was visible mold growth noted along the wall in the basement living room and along the ceiling in the basement bathroom.
- h. The light fixture in the basement bathroom was not in proper operating condition. When turned on, the light flickered very rapidly before going out.
- i. A number of finishes within the home were damaged. Including: the walls in the North basement bedroom, the casing around the door in the North basement bedroom, the walls in the basement laundry room, the casing around the door in the basement laundry room, the walls and ceiling in the upstairs bathroom, and the flooring around the floor vent (adjacent to the upstairs kitchen).
- j. The kitchen sinks in both the upstairs and downstairs kitchens were leaking at the time of inspection.

- k. The back plate of the shower faucet in the upstairs bathroom was missing. The faucet for the bath tub in the upstairs bathroom was not installed flush to the wall.
- l. A number of the drawers and storage spaces within the upstairs refrigerator were cracked and damaged.
- m. The rubber noses on the steps leading from the upstairs to the landing (leading to the basement) were loose and falling off.
- n. One of the glass panes of the backdoor was cracked.
- o. The shower surround in the basement bathroom was significantly cracked and damaged.

**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 was no working smoke alarm present within the basement space to alert the tenants in the event of an emergency. 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.”*
- b. There was evidence of a bed bug infestation present within 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;”*
- c. The window in the North basement bedroom was unable to be opened and closed properly. The window was stuck in an open position at the beginning of the inspection. Once closed and locked, the bedroom window was not capable of being unlatched and opened in the event of an emergency. This is in contravention of Section 3(b)(i) of the Minimum Housing and Health Standards, which states that *“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.”*
- d. The external door to the basement was not capable of being secured. The tenant had propped a number of old mattresses against the door in attempts to secure it. However, the door was easily opened from the outside. 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.”*
- e. The handrail to the basement was not continuous. A small section had been added to the handrail but was not properly secured to the wall or the remainder of the handrail. 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.”*
- f. There was significant water damage present within the basement bathroom. This included damage to the ceiling, walls, and floors within this space. Visible mold growth was present along the ceiling (within one of the holes) of the basement bathroom. This is in contravention of Section 1(c) of the Minimum Housing and Health Standards, which states that *“Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.”*

- g. There was visible mold growth noted along the wall in the basement living room and along the ceiling in the basement bathroom. This is in contravention of Section 5(2) of the Housing Regulation (AR 173/99) which states 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.”*
- h. The light fixture in the basement bathroom was not in proper operating condition. When turned on, the light flickered very rapidly before going out. 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.”*
- i. A number of finishes within the home were damaged. Including: the walls in the North basement bedroom, the casing around the door in the North basement bedroom, the walls in the basement laundry room, the casing around the door in the basement laundry room, the walls and ceiling in the upstairs bathroom, and the flooring around the floor vent (adjacent to the upstairs kitchen). 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.”*, and furthermore that, *“(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.”*
- j. The kitchen sinks in both the upstairs and downstairs kitchens were leaking at the time of inspection. This is in contravention of Section 6(a,c) of the Minimum Housing and Health Standards, which states that *“Every housing premises shall be connected to the public sewage system, or to an approved private sewage disposal system. (a) 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.”*, and furthermore, that *“(c) All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.”*
- k. The back plate of the shower faucet in the upstairs bathroom was missing. The faucet for the bath tub in the upstairs bathroom was not installed flush to the wall. This is in contravention of Section 6(a,c) of the Minimum Housing and Health Standards, which states that *“Every housing premises shall be connected to the public sewage system, or to an approved private sewage disposal system. (a) 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.”*, and furthermore, that *“(c) All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.”*
- l. A number of the drawers and storage spaces within the upstairs refrigerator were cracked and damaged. This is in contravention of Section 14(a)(iv) of the Minimum Housing and Health Standards, which states that *“a stove and a refrigerator that are maintained in a safe and proper operating condition. The refrigerator shall be capable of maintaining a temperature of 4 degrees C. (40°F).”*

- m. The rubber noses on the steps leading from the upstairs to the landing (leading to the basement) were loose and falling off. 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.”*
- n. One of the glass panes of the backdoor was cracked. 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.”*
- o. The shower surround in the basement bathroom was significantly cracked and damaged. 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.”*

**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 March 24, 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. Install a working smoke alarm between each bedroom/sleeping space and the remainder of the suite. Ensure the smoke alarm is unexpired and in maintained in proper operating condition.
  - b. Hire the services of a pest control professional to treat the bed bug infestation within the home. Provide copies of any reports provided by the pest control professional to this office (i.e. Alberta Health Services Environmental Public Health).
  - c. Repair the window in the North basement bedroom. Ensure the window is capable of being opened and closed (for egress purposes) and capable of being locked and secured.
  - d. Repair the locking system for the external basement door to ensure it is capable of being secured from the inside of the suite.
  - e. Repair/replace the handrail to the basement to ensure it stretches the entire length of the stairwell in a continuous fashion.
  - f. Repair the ceiling, floors, and walls in the basement bathroom. Ensure all water damaged materials are removed and replaced with new materials. Ensure all finishes within this space are smooth, easy to clean, and form a water-tight seal.
  - g. Clean the mold along the wall in the basement living room and ceiling of the basement bathroom. Repair any leaks/remove any sources of moisture that will promote the growth of mold in these areas.
  - h. Repair the light fixture in the basement bathroom.
  - i. Repair the damaged finishes in the North basement bedroom and laundry room.

- j. Repair the upstairs and downstairs kitchen faucets. Ensure these are maintained in proper, operating condition.
  - k. Replace the missing backplate for the shower faucet in the upstairs bathroom.
  - l. Repair the faucet in the upstairs bathtub to ensure it forms a tight seal with the shower surround.
  - m. Repair/replace the damaged drawers in the upstairs refrigerator.
  - n. Repair/replace the damaged and missing noses on the steps between the upstairs and downstairs spaces.
  - o. Replace the cracked glass pane along the back door.
  - p. Replace the damaged shower surround in the basement bathroom.
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, February 23, 2023.

Confirmation of a verbal order issued to Rajeh Zahra on February 23, 2023.

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](mailto: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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Edmonton • Environmental Public Health

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[www.albertahealthservices.ca/eph.asp](http://www.albertahealthservices.ca/eph.asp)