

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

**To:** **Bruce Sullivan**  
"the Owner"

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

**RE:** Those housing premises located in Edmonton, Alberta and municipally described as:  
Main Floor Suite - 13604 68 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. The NE bedroom window does not meet emergency egress requirements. The awning window has opening hardware extending between the middle of the sill and the middle of the window sash obstructing an occupant's escape.
- b. The SE bedroom window does not meet emergency egress requirements. The awning window has opening hardware extending between the middle of the sill and the middle of the window sash obstructing an occupant's escape.
- c. There is visible mould in the main bathroom on the wall that meets the bathtub basin.
- d. The light switch in the main bathroom is missing a light switch cover.
- e. There is no handrail along the basement staircase.
- f. The ensuite bathroom does not have a door installed.

**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. The NE bedroom window does not meet emergency egress requirements. The awning window has opening hardware extending between the middle of the sill and the middle of the window sash obstructing an occupant's escape. 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 m<sup>2</sup> (3.8ft<sup>2</sup>), with no dimension less than 380 mm (15").
- b. The SE bedroom window does not meet emergency egress requirements. The awning window has opening hardware extending between the middle of the sill and the middle of the window sash obstructing an occupant's escape. 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 m<sup>2</sup> (3.8ft<sup>2</sup>), with no dimension less than 380 mm (15").

- c. There is visible mould in the main bathroom, on the wall that meets the bathtub basin. This is in contravention of Section 5(2) of the Housing Regulation 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.
- d. The light switch in the main bathroom is missing a light switch cover. This is in contravention of Section 11 of the Minimum Housing and Health standards which states that outlets, switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition.
- e. There is no handrail along the basement staircase. 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. The ensuite bathroom does not have a door installed. This is in contravention of Section 5(2) of the Housing Regulation 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.
- g. The front and back exterior doors are not weatherproof. Daylight is visible. 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.
- h. Numerous interior doors and windows are missing trims. 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.
- i. In the main bathroom, the wall under the tiled bathtub surround and bathtub is unfinished. 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.
- j. In the main bathroom, the tiled bathtub surround is not properly grouted. 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.
- k. The bathroom mechanical ventilation fan in the main bathroom, is not functional. This is in contravention of Section 7(c) of the Minimum Housing and Health standards which states that all rooms containing a flush toilet and/or bathtub or shower shall be provided with natural or mechanical ventilation.
- l. The ensuite bathroom toilet is not functional. This is in contravention of Section 6(c) of the Minimum Housing and Health standards which states that all plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.
- m. There is a missing section of floor covering in the hallway around the front foyer. This is in contravention of Section 5 of the Minimum Housing and Health standards which states

that all 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.

- n. The walls and ceiling area in the foyer leading to the exterior back door is unfinished. This is in contravention of Section 5 of the Minimum Housing and Health standards which states that all walls shall be maintained in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean.
- o. Various windows throughout are missing effective insect screens. This is in contravention of Section 2(b)(iii) of the Minimum Housing and Health standards which states that 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.
- p. The front entrance door is missing an exterior door casing. This is in contravention of Section 2(b)(i) of the Minimum Housing and Health Standards which states that all exterior doors shall be maintained in good repair, free of cracks and weatherproof.
- q. The rear entrance door leading to the main floor suite does not have a locking mechanism. This is in contravention of Section 3(a) of the Minimum Housing and Health Standards which states that exterior doors shall be capable of being secured.

**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 19, 2025.
- 2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
  - a. Repair or replace the NE bedroom window so that it has an unobstructed opening with areas not less than 0.35 m<sup>2</sup> (3.8ft<sup>2</sup>), with no dimension less than 380 mm (15").
  - b. Repair or replace the SE bedroom window so that it has an unobstructed opening with areas not less than 0.35 m<sup>2</sup> (3.8ft<sup>2</sup>), with no dimension less than 380 mm (15").
  - c. Remove all mouldy contaminated material.
  - d. Install a light switch cover in the main bathroom. Ensure all outlets, switches and fixtures are properly installed and maintained in a good and safe working condition.
  - e. Install a handrail along the basement staircase.
  - f. Install a properly functioning door for the ensuite bathroom.
  - g. Ensure the front and back exterior doors are weatherproof and daylight is no longer visible.
  - h. Install trims around interior doors and windows where required.
  - i. Repair the bathtub wall so that it is smooth, non-porous and easy to clean.
  - j. Re-grout the bathtub tile surround and ensure all walls form a watertight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower.
  - k. Repair or replace the bathroom mechanical ventilation fan, in the main bathroom so it is functional and in good working condition.
  - l. Repair or replace the ensuite bathroom toilet so it is in good repair and free from leaks.

- m. Install a section of floor covering in the hallway where required. Ensure all floor coverings are maintained in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean.
  - n. Paint the walls and ceiling area in the foyer leading to the exterior back door. Ensure all areas are maintained in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean.
  - o. Install effective insect screens on all openable windows where required.
  - p. Install an exterior door casing around the front entrance door.
  - q. Install a locking mechanism on the rear entrance door to the main floor suite.
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, April 7, 2025  
Confirmation of a verbal order issued to Bruce Sullivan on April 7, 2025.

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>

---

Edmonton • Seventh Street Plaza • Environmental Public Health

#900 North Tower, 10030 107 Street NW, Edmonton, Alberta, Canada T5J 3E4

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