

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

To: Larry McCormick
"the Owner"

Hand- Delivered

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

RE: Those housing premises located in Antler Lake, Alberta, municipally described as:
146-52343 Range Road 211, Sherwood Park, Alberta. T8G 1A6

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 front steps and landing structure on the east side of the premises were in disrepair, with lifting boards, loose handrails and rotted steps;
- b. The drinking water supply was deemed non-potable due to a bacterial water sample showing the presence of total coliforms;
- c. The hot water supply temperature located in the second level suite was measured at less than 46 Celsius;
- d. The water tap located at the kitchen sink in the second level suite was in disrepair with the handle falling off;
- e. The floor-mounted electrical receptacle located in the kitchen used for the stove was facing up and improperly installed;
- f. The living room window was missing, in disrepair and covered with temporary weather-proof materials;
- g. Garbage was being improperly disposed of with an accumulation at the front and back entrances of the top level suite;
- h. There was no handrail along the stairway leading to the first level;
- i. The main entrance to the first level was blocked with pre-engineered steel cilo material and obstructed access and egress from the first level;
- j. The smoke detector located in in the hallway outside of the bedroom in the second level suite was hanging by wires from the ceiling;

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 front steps and landing structure on the east side of the premises 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... shall be maintained in good repair and shall comply with the requirements of the Alberta Building Code or a Professional Engineer design”.
- b. The drinking water supply was deemed non-potable due to a bacterial water sample showing the presence of total coliforms and was in contravention of section 9 of the Minimum Housing and Health Standards which states that: “Every building used in whole or in part, as a housing premises must be supplied with a potable water supply of sufficient volume, pressure and temperature to serve the needs of the inhabitants”.
- c. The hot water supply temperature located in the second level suite was measured at less than 46 Celsius and was in contravention of section 9 (a) of the Minimum Housing and Health Standards which states that: “All hot running water shall be maintained at a temperature of not less than 46 degrees Celsius (114 F), and not more than 60 degrees (140 F) measured at the plumbing fixture”.
- d. The water tap located at the kitchen sink in the second level suite was in disrepair with the handle falling off The living room window was missing, in disrepair and covered with temporary weather-proof materials and this was 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”.
- e. The floor-mounted electrical receptacle located in the kitchen used for the stove was facing up and improperly installed, which was in contravention to 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.
- f. The living room window was missing, in disrepair and covered with temporary weather-proof materials, which was in contravention to 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, lose or lifting coverings and in a condition that renders it easy to clean.
- g. Garbage was being improperly disposed of with an accumulation at the front and back entrances of the top level suite and this was in contravention of section 15 of the Minimum Housing and Health Standards which states that: “Every housing premises shall have an adequate number of containers suitable for the storage or garbage and refuse awaiting final disposal”.
- h. There was no handrail along the stairway leading to the first level and was in contravention of section 3 (c)(i) of the Minimum Housing and Health Standards which states that: “Inside

or outside handrails and guards shall be maintained in good repair and shall comply with the requirements of the Alberta Building Code or a Professional Engineer Design.”

- i. The main entrance to the first level was blocked with pre-engineered steel cilo material and obstructed access and egress from the first level and was in contravention of section 5(2) of the Housing Regulations 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.”
- j. The smoke detector located in in the hallway outside of the bedroom in the second level suite was hanging by wires from the ceiling which was in contravention of section 12 (a.) of the Minimum Housing and Health Standards which states that: “Smoke alarms shall be operational and in good repair at all times.”

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 December 15, 2017.**
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 front steps, landing structure, and handrails, on the east side of the premises.
 - b. Ensure that the housing premises is supplied with potable water. Since this premises is on a well water, the owner is to have a microbiological water analysis for the well water done and provide a copy of the report to the Alberta Health Services.
 - c. Ensure the hot water supply temperature is not less than 46 Celsius or more than 60 Celsius.
 - d. Repair or replace the kitchen sink water tap and ensure proper operation at all times.
 - e. Ensure that electrical outlets, switches and fixtures are properly installed and maintained in a good and safe working condition;

- f. Ensure that all windows and doors are maintained in good repair, free of cracks and windproof and weatherproof.
 - g. Ensure there is adequate garbage storage, and that common areas are kept in a clean and sanitary manner to not provide harbourage to dirt, grease, vermin and bacteria.
 - h. Install a handrail along the stairway leading to the first level. Ensure all treads, risers, supporting structural members, rails, guards and balconies, are maintained in good repair and comply with the requirements of the Alberta Building Code or a Professional Engineer design.
 - i. Ensure that the main entrance to the first level is left unobstructed to ensure proper access and egress from the first level to the second level suite.
 - j. Properly install and maintain a smoke alarm that that serves the areas used for sleeping purposes in the second level suite.
 - k. Take any further steps in the interests of preserving and maintaining the health of any person who may, in the future, occupy the above noted premises as may be required by the Executive Officer.
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 Sherwood Park, Alberta, November 15, 2017

_____(Original Signed)_____

Warren Boychuk, BHSC, CPHI(C)
Executive Officer, Public Health Inspector
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, Telus Plaza North Tower
10025 Jasper Avenue NW
Edmonton, Alberta, T5J 1S6
Phone: 780-222-5186
Fax: 780-422-0914
Email: HealthAppealBoard@gov.ab.ca
Website: <http://www.health.alberta.ca/about/PHAB.html>

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 Queen'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 Queen'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: www.health.alberta.ca/about/health-legislation.html

Copy: Strathcona County, Planning and Development Services

Strathcona County Health Centre
Environmental Public Health
2 Brower Drive, Sherwood Park, Alberta T8H 1V4

www.albertahealthservices.ca/eph.asp