

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

**To:** Henry Morin  
"the Owner"

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

**RE:** Those housing premises located in Edmonton, Alberta and municipally described as:  
14808 35 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 back (west) deck was in disrepair with missing balusters in places and numerous rotting wood boards.
- b. There was a hasp lock on the exterior of a basement bedroom door.
- c. There was no handrail along the back exterior stairway leading to the basement.
- d. A basement window was broken.
- e. There were missing screens from various windows.
- f. A ceiling electrical fixture was hanging by wires in the basement.
- g. The laundry venting was broken, and did not provide proper venting to the exterior.
- h. The wall finishes were in disrepair in various areas including: there was a large gap in drywall above the laundry washer and dryer; door casings were missing from two basement bedrooms.
- i. The basement flooring was in disrepair, with exposed unfinished cement and missing baseboards.
- j. The kitchen flooring was in disrepair: there were missing tiles in front of the sink cabinets, and numerous tiles were broken.
- k. The basement ceiling was in disrepair and water damaged in places, with portions of ceiling missing in the basement hallway.
- l. The main floor bathtub surround was in disrepair.
- m. The main floor bathroom ventilation fan was not operational and the fan cover was missing.
- n. There was a plumbing leak underneath the kitchen sink.
- o. The main floor bathtub fixture was in disrepair, with the faucet knob and cover plate missing.
- p. The basement bathroom toilet was not properly operational and had a needle and a build-up of feces in the bowl.
- q. The basement bathroom sink appeared to be plugged and would not drain.
- r. The basement bathtub faucet was in disrepair.

- s. Several kitchen cabinet doors were missing.

**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. Item (s) is in contravention of section III(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.
- b. Item (d) is in contravention of section III(2)(b)(i, ii) of the Minimum Housing and Health Standards which states that: (i) All windows and exterior doors shall be: Maintained in good repair, free of cracks and waterproof. (ii) In housing premises intended for use during the winter months, windows in habitable rooms shall protect against cold weather through the provision of a storm sash, double glazing, or other durable thermal/air resistant barrier as may be approved by the Executive Officer.
- c. Item (e) is in contravention of section III(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.
- d. Items (a, c) are in contravention of section III(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.
- e. Items (h, i, j, k, l) are in contravention of section III(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. (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.
- f. Items (n, o, p, q, r) is in contravention of section IV(6) 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. (b) Adequate water volume and pressure shall be provided to ensure the proper operation and flushing of all fixtures. (c) All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.
- g. Item (m) is in contravention of section IV(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.

- h. Item (f) is in contravention of section IV(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. Items (b, g) 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.

**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 **April 30, 2021**.
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 back deck so that it is in good repair, including its guards, balusters and supporting members.
  - b. Ensure that all building materials that have been damaged or show evidence of rot or other deterioration are repaired or replaced.
  - c. Remove any hasp lock or similar locking device from the exterior of bedrooms.
  - d. Install a handrail along the stairs leading to the basement.
  - e. Repair or replace any windows that are in disrepair so that all windows are in good repair, free of cracks, waterproof, and are double paned or are otherwise adequately weatherproof.
  - f. Ensure that all windows intended for ventilation are supplied with effective screens.
  - g. Ensure that all finishes are in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders them easy to clean. Rooms containing a flush toilet and/or a bathtub or shower must have walls and floors that are smooth, non-absorbent to moisture and easy to clean, with all walls having watertight joints with each other, the floor, the ceiling and where applicable with the bathtub or shower. Kitchens must have walls and floors constructed of materials which do not provide harbourage to dirt, grease, vermin and bacteria and that are easily kept clean. This includes joints between backsplashes and counters.
  - h. Ensure that the plumbing system and the sanitary drainage system, including drains, fixtures, traps, vents, and stacks, are maintained in a proper operating condition. All plumbing fixtures are to be serviceable, free from leaks, trapped and vented to the outside.
  - i. Ensure that the building's electrical service is in good repair. Outlets, switches, and fixtures are to be properly installed and maintained in a good and safe working condition.
  - j. Replace the laundry dryer venting and ensure that the laundry dryer is properly vented to the exterior.
  - k. Ensure that the kitchen cabinetry is in good repair.

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 12, 2021

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 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](http://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](http://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>

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