

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

To: 1791403 Alberta Ltd.
Kristy Herrick
Jay Herrick
Casawise Property Management
"the Owners"

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

RE: Those housing premises located in St. Albert, Alberta and municipally described as: 21 Gainsborough Avenue

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. Water damage / mould was present in the following areas:
 - Baseboards in several areas of the basement suite had measurable water activity which could support mould growth.
 - Carpet throughout the basement suite had measurable water activity which could support mould growth in the main room and both bedrooms.
- b. There was no handrail for the stairs between the exterior door and the basement suite.

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. Water damage / mould was present in the following areas:
 - Baseboards in several areas of the dwelling had measurable water activity which could support mould growth.
 - Carpet throughout the basement had measurable water activity which could support mould growth in the main room and both bedrooms of the dwelling.
- This is in contravention of Sections 1(b) and (c) of the Minimum Housing and Health Standard which states, (b) "Basements, cellars or crawl spaces shall be structurally sound, maintained in good repair and free from water infiltration and accumulation" and (c) "Building materials that have been damaged or show signs of rot or other deterioration

shall be repaired or replaced.”

- b. There was no handrail for the stairs between the exterior door and the basement suite. This is in contravention of Section 3(c)(i) of the Minimum Housing and Health Standard which states, “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.”

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 August 18, 2022.
2. That the Owners immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Remove all water damaged building materials (including carpet, underlay, drywall, baseboards and any other component that shows signs of water damage/mould). Investigate and eliminate the source of the water infiltration. Allow the area to dry before installing new building materials and finishing them in an acceptable manner.
 - b. Install a secure handrail on the stairs between the exterior door and the basement 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 St. Albert, Alberta, August 11, 2022

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 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: <https://www.alberta.ca/health-standards-and-guidelines.aspx>

St. Albert • St. Albert Public Health Centre • Environmental Public Health

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