

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

To: Patty Morton Fredrick Morton
 "the Owners"

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

RE: Those housing premises located in Devon, Alberta and municipally described as:
23 Ontario Crescent

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. Two out of four windowpanes on the living room window were missing and a large gap between the two existing panes was taped with a masking tape.
- b. The southeast bedroom and master bedroom windows were broken with exposed sharp edges.
- c. The crank to open the master bedroom window was missing.
- d. An electrical outlet plate was missing in southeast bedroom.

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. Two out of four windowpanes on the living room window were missing and a large gap between the two existing panes was taped with masking tape which 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.
- b. The southeast bedroom and master bedroom windows were broken with exposed sharp edges which 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.
- c. The crank to open the master bedroom window was missing which 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. An electrical outlet plate was missing in southeast bedroom which is in contravention of section 11 in 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 maintained in a good and safe working condition.

- e. Baseboards were loosely installed on one side and missing on the opposite side in the southeast bedroom which 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.
- f. The closet wall was not completely finished leaving exposed gyprock which 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.
- g. The insect screen was missing on master bedroom window which 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.

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 November 8, 2024.
2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Replace the missing windowpanes in the living room window.
 - b. Replace the broken windows in the southeast bedroom and master bedroom.
 - c. Provide a crank in good working condition for the master bedroom window.
 - d. Install an electrical outlet cover in southeast bedroom.
 - e. Repair and install baseboards in southeast bedroom so they are in good repair.
 - f. Properly finish the closet wall inside the southeast bedroom so it is in good repair and easy to clean.
 - g. Provide an insect screen for the master bedroom window.
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 Spruce Grove, Alberta, November 6, 2024.

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 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>

Spruce Grove • Stan Woloshyn Building • Environmental Public Health

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