

ORDER OF AN EXECUTIVE OFFICER CLOSED FOR TENANT ACCOMMODATION PURPOSES

**To: Jagdev Grewal
Edmonton, Alberta**

**RE: 28 Amberly Court, Edmonton, Alberta
Plan 7520737, Unit 23**

WHEREAS I, an **Executive Officer** of **Alberta Health Services**, have inspected the above 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 the prevention or suppression of disease, namely:

a. **Extensive Floor and Wall Disrepairs:**

- Floor coverings were in disrepair in the living room, upstairs bedrooms and bathroom area;
- Baseboards were missing in all bedrooms.
- Walls in bedrooms in disrepair with unfinished areas, separating paneling and holes.

All the above deficiencies may hinder appropriate cleaning and sanitization of the premises and could provide harborage for insects and vermin.

b. **Electrical Services Deficiencies:**

- Electrical outlet coverings were taken off in the premises for the purposes of bedbug infestation treatment and not replaced creating a potential shock hazard.
- Electrical wires/exposed conductors were observed in the main floor foyer area and in the basement, creating an electrical shock hazard.

c. **Weatherproofing deficiencies:**

- Disrepair of windows was observed in the southwest bedroom: window panes were displaced and did not fit the frame, which may cause water infiltration and affect the weatherproofing of the premises.

d. **Vermin (infestation):**

- A recent vermin infestation (bed bugs) had been treated by an exterminator; however, no follow up has not been conducted to determine effectiveness of the treatment.

AND WHEREAS such inspection disclosed that the following breaches of the Public Health Act and the Regulations there under exist in and about the above noted premises, namely:

a. **Housing Regulation 173/99 s.4**

Floor and wall disrepair is in contravention of section 5 of Minimum Housing and Health Standards which states: 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.

b. **Housing Regulation 173/99 s.4**

Electrical services deficiencies is in contravention of section 11 of Minimum Housing and Health Standards which states: outlets, switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition. It may be necessary to contract the services of a qualified electrician to carry out an assessment and repairs of the affected electrical components.

c. **Housing Regulation 173/99 s.4**

Window disrepair is in contravention of section 2 (b)(i) of Minimum Housing and Health Standards which states: all windows and exterior doors shall be maintained in good repair, free of cracks, and weatherproof.

d. **Housing Regulation 173/99 s.4**

Bedbug infestation in housing premises is in contravention of section 16 (a) of Minimum Housing and Health Standards which states:

(a) The owner shall ensure that the housing premises are free of insect and rodent infestations; and

(i) all situations requiring the application of pesticides shall be conducted in accordance with the Environmental Protection and Enhancement Act and regulation; and

(ii) whenever a pesticide is applied in a dwelling, the occupant shall be notified in accordance with the latest edition of the Environmental Code of Practice for Pesticides published by Alberta Environmental Protection.

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 owner undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:

- a. All floors and walls are to be repaired/replaced to ensure they can be maintained in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders them easy to clean.
 - b. Ensure that all electrical outlets, switches and fixtures are in a good and safe working condition.
 - c. Windows are to be repaired/replaced to ensure they can be maintained in a waterproof, windproof and weatherproof condition.
 - d. Ensure that the premises is maintained free of vermin infestation.
2. 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, August 3, 2012.**

____Original Signed____
Dengzhong Wang, CPHI(C)
Executive Officer
Environmental Health Officer
Suite 700, 10050-106 Street
Edmonton, Alberta T5J 2Y2

Tel: (780) 735 – 1783
Fax:(780) 735 - 1801

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 within ten (10) days after receiving the order to the Public Health Appeal Board located at 24th Floor, Telus Plaza, 10025 - Jasper Avenue, Edmonton, Alberta, T5J 1S6. Telephone (780) 427-2813.

The terms of this Order remain in effect notwithstanding the filing or proposed filing of any such appeal. If you appeal, you may also make an application to the Board for a stay of this Order pending the appeal.

A copy of the Public Health Appeal form may be obtained by contacting Alberta Health Services at (780) 342-0122, or the Public Health Appeal Board (780) 427-2813.

You are advised that all orders remain in effect pending such an appeal

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.

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Copies of standards are available by contacting the Health Protection Branch of Alberta Health & Wellness at (780) 427-4518, or by visiting: www.health.alberta.ca/about/health-legislation.html