

**ORDER OF AN EXECUTIVE OFFICER
UNFIT FOR HUMAN HABITATION
ORDER TO VACATE**

To: Trent Allan Moskal
“the owner”

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

RE: Housing premises located in Edmonton, Alberta and municipally described as: 3720 –
118 Avenue Suite 309

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 refrigeration unit in the suite was not functioning the internal temperature was taken and found to be 28.6 degrees Celsius.
- b. One of the kitchen cupboards was missing a cupboard door.
- c. The window screen for the patio window was ripped.
- d. There was no smoke alarm in the hallway outside the bedrooms.
- e. Both of the bedroom windows were missing the window screen.
- f. Both bedroom windows were missing the window locks.
- g. The NE bedroom was missing a window pane.
- h. The door jamb for the suite entrance was cracked in several areas.
- i. The plumbing under the bathroom sink was leaking.
- j. There was a large amount of water staining under the bathroom sink and when the doors were opened a musty odor indicative of mould.
- k. The bathroom sink was cracked around the sink flange.
- l. The NW bedroom door was missing the door knob.
- m. The floor between the bathroom toilet and the bathtub had sunken due to water damage from the bathroom sink.
- n. The wall behind the toilet was water heavily damaged.
- o. Part of the flooring was missing around the toilet area from the bathroom vanity to the bathtub.
- p. The caulking around the bathtub was either lifting or was missing and one tile above the faucet was missing.
- q. There was a hole in the storage room door.
- r. The thermostat was missing the cover.
- s. The baseboard heating pipe in the living room was missing the cover.
- t. There was a cover plate missing for the light switch in the living room.

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. .

AND WHEREAS, by virtue of the foregoing, the above noted premises are hereby declared to be **Unfit for Human Habitation Purposes**.

NOW THEREFORE, I hereby **ORDER** and **DIRECT**:

1. That the above noted premises be vacated on or before September 15, 2017.
2. That the Owner undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. You must retain the services of an **Environmental Consultant or Industrial/Occupational Health Hygienist, that must be approved by Alberta Health Services and prior to the commencement of renovation or repairs**:
 - (i) As this home was built prior to 1990, **the presence of asbestos within building materials is likely thus all precautions must be taken. The consultant *must* assess the conditions within the above noted premises including performing applicable sampling for asbestos containing materials.**
 - (ii) In the event asbestos is present **provide Environmental Public Health with a written asbestos management/abatement plan in accordance with the Alberta Occupational Health and Safety Code for Asbestos abatement. Ensure proper removal/handling of impacted materials follow current codes and standards.**
 - (iii) Then the environmental consultant will assess the conditions within the above noted premises for all water damaged materials and mold for the entire premises: to include the attic, wall and floor cavities, and crawlspaces. A full pre mold remediation inspection report is required. At a minimum the report must describe the building construction, finishes, materials and components and recommendations for restoration. All hazardous building materials are to be properly managed and disposed of in accordance with government standards and guidelines and industry codes of practice. Once the materials have been removed and a post mold remediation report is required this will include photographic evidence that all moldy material has been removed and environmental air quality sampling. **Testing and reporting shall follow the requirements outlined in Alberta Health Services' Fungal Air Testing Protocol.**
 - b. Supply a functioning refrigeration unit.
 - c. Ensure that all kitchen cupboards are in good repair.
 - d. Ensure all windows are supplied with window screens that are in good repair.

- e. Ensure that a functioning smoke alarm is installed in the hallway outside the bedroom.
 - f. Ensure that the windows are equipped with window locks.
 - g. Install an additional window pane in the NE Bedroom window
 - h. Repair or replace the door jamb for the suite entrance door
 - i. Repair the plumbing under the bathroom sink, ensure that all plumbing in the suite is in good repair
 - j. Repair or replace the bathroom sink
 - k. Install a NW door knob for the bedroom door
 - l. Ensure that the flooring for the bathroom is repaired, ensure that all flooring is in good repair and is a condition that renders it easy to clean
 - m. Replace the caulking around the bathtub area, ensure that the wall forms a watertight seal that is impervious to moisture and that can be easily cleaned
 - n. Repair or replace the door for the store room
 - o. Install a thermostat cover for the heating system
 - p. Install a cover for the baseboard heating system located in the living room
 - q. Install a cover for the electrical outlet located in the living room
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 Unfit for Human Habitation.

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, September 12, 2017

_____(Original Signed)_____

Ingrid Bohac, CPHI(C)
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, 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

Template revised December 13, 2016

Edmonton • HSBC Building • Environmental Public Health

Suite 700, 10055 106 Street NW, Edmonton, Alberta, Canada T5J 2Y2

www.albertahealthservices.ca/eph.asp