

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

To: Azher M Abbasi Arian Abbasi
"the Owner" "the Owner"

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

RE: Those housing premises located in Edmonton, Alberta and municipally described as:
4319 154 Avenue NW Edmonton, AB T5Y 3G9

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 furnace was in disrepair at the time of the inspection (the front panel of the furnace had been removed, and the internal wiring had been pulled out). The owner's representative (present on-site) indicated the furnace was not in working condition.
- b. There were no working smoke alarms installed within the home between the bedrooms and remainder of the home.
- c. There was mold present along the bottom of the drywall in the basement laundry room.
- d. The ceiling in the basement was in disrepair. Large sections of the ceiling had been removed.
- e. The walls and floors throughout the home were in disrepair.
- f. The outlet covers throughout the home were missing/damaged.
- g. One of the outlets in the basement bedroom appeared to have been burnt. The area around the outlet cover inserts was black and brown in color.
- h. A number of the light fixtures throughout the home were not secured to their mounts.
- i. The cover for the mechanical ventilation fan in the upstairs washroom was missing.
- j. There was no handrail present along the stairs leading from the kitchen to the upstairs bedroom.
- k. The face plate of the drawers in the upstairs bathroom were missing.
- l. The face plate of the drawers in the kitchen 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. The furnace was in disrepair at the time of the inspection (the front panel of the furnace had been removed, and the internal wiring had been pulled out). The owner's representative (present on-site) indicated the furnace was not in working condition. This

is in contravention of Section 8 of the Minimum Housing and Health Standards, which states that “(a) All heating facilities within a housing premises are to be properly installed and maintained in good working condition, and be capable of safely and adequately heating all habitable rooms, bathrooms, and toilet rooms within the building to a temperature of ; (i) at least 22°C(71°F), or (i) maintained at a temperature of at least 22°C(71°F) when the control of the supplied heat in a dwelling is the responsibility of a person other than the occupant.”

- b. There were no working smoke alarms installed within the home between the bedrooms and remainder of the home. This is in contravention of Section 12 of the Minimum Housing and Health Standards, which states that “Smoke alarms within dwellings shall be installed between each sleeping area and the remainder of the suite and, where hallways serve the sleeping areas; the smoke alarms shall be installed within the hallway. (a) Smoke alarms shall be operational and in good repair at all times.”
- c. There was mold present along the bottom of the drywall in the basement laundry room. This is in contravention of Section 5(2) of the Alberta 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.”
- d. The ceiling in the basement was in disrepair. Large sections of the ceiling had been removed. This 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.”
- e. The walls and floors throughout the home were in disrepair. This 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. (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. The outlet covers throughout the home were missing/damaged. This is in contravention of Section 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.”
- g. One of the outlets in the basement bedroom appeared to have been burnt. The area around the outlet cover inserts was black and brown in color. This is in contravention of Section 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.”
- h. A number of the light fixtures throughout the home were not secured to their mounts. This is in contravention of Section 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. The cover for the mechanical ventilation fan in the upstairs washroom was missing. This is in contravention of Section 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.”

- j. There was no handrail present along the stairs leading from the kitchen to the upstairs bedroom. This is in contravention of Section 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.”
- k. The face plate of the drawers in the upstairs bathroom were missing. This is in contravention of Section 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.”
- l. The face plate of the drawers in the kitchen were missing. This is in contravention of Section 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.”

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 3, 2023.
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 the furnace to ensure it is in proper, operating condition and capable of maintaining an internal temperature of 22°C within the home.
 - b. Install working smoke alarms between each sleeping space and the remainder of the home. Note: sleeping spaces joined by common hallways may share a smoke alarm if the smoke alarm remains between the sleeping spaces and the remainder of the home.
 - c. Remove the mold along the bottom of the drywall in the laundry room. Abate the source of the leak/moisture facilitating growth of the mold.
 - d. Repair the ceiling in the basement.
 - e. Repair the walls and flooring throughout the home. Ensure the surfaces of the walls and flooring are smooth and easy to clean.
 - f. Replace the missing/damaged outlet covers throughout the home.
 - g. Repair the damaged outlet in the basement bedroom to ensure it is maintained in safe, operating condition.
 - h. Secure the light fixtures throughout the homes to their mounts.
 - i. Replace the cover for the mechanical ventilation fan in the upstairs bathroom.
 - j. Install a handrail along the stairs leading from the kitchen to the upstairs bedroom. Ensure the handrail is installed as per relevant Alberta Building Code standards.
 - k. Replace the missing face plates for the drawers in the upstairs bathroom and upstairs kitchen.

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, October 23, 2023.

Confirmation of a verbal order issued to Arian Abbasi on October 19, 2023.

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>

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www.albertahealthservices.ca/eph.asp