

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

To: Ornav Investments Ltd.
Oren Zamir
Navi Shergill
“the Owner”

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

RE: Those housing premises located in **Edmonton**, Alberta and municipally described as:
Basement, 6729 – 106 Street NW.

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 suite was insanitary and cluttered. There was a strong animal feces/urine smell in the suite.
- b. There was a bedbug infestation in the suite.
- c. The head room clearance by the front door was measured to be at 69 $\frac{3}{4}$ inches.
- d. The bedroom windows were too small for emergency egress purposes. Openable area was measured to be 13 $\frac{1}{4}$ " x 17 $\frac{1}{2}$ " in.
- e. The smoke alarm was 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. Various finishes were in disrepair including: a cavity in the ceiling, above the shower head, and the floor covering throughout the suite was in disrepair. These are in contravention of section 5 of the Minimum Housing and Health Standards which states: “All walls, windows, ceilings, floor, 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. Several kitchen cabinet doors were in disrepair. This is in contravention of Section 14(a) of the Minimum Housing and Health Standards which states: “Every housing premises shall be provided with a food preparation area, which includes cupboards or other facilities suitable for the storage of food; and a counter or table used for food preparation which shall be of sound construction and furnished with surfaces that are easily cleaned.”
- c. The suite was insanitary and cluttered. There was a strong animal feces/urine smell in the suite. This is in contravention of Section 16 of the Minimum Housing and Health Standards which states: “The owner shall ensure that all rooms and other areas used in common by the occupants of the individual dwellings are maintained in a clean and sanitary condition.”
- d. There was a bedbug infestation in the suite. This is in contravention of Section 16(a) of the Minimum Housing and Health Standards which states: “The owner shall ensure that the housing premises are free of insect and rodent infestation.”
- e. The head room clearance by the front door was measured to be at 69 ¾ inches. This is in contravention of the Section 5(2) of the Housing Regulation which states: ‘ 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.
- f. The bedroom windows were too small for emergency egress purposes. Openable area was measured to be 13 1/4" x 17 1/2" in. This is in contravention of sections(3)(b)(i) & (ii) of the Minimum Housing and Health Standards which state: “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.” In addition, “Windows referred to above shall provide unobstructed openings with areas not less than 0.35 m² (3.8ft²), with no dimension less than 380 mm (15”).”
- g. The smoke alarm was missing. This is in contravention of section 12 of the Minimum Housing and Health Standards which states: “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.”
- h. All window insect screens were missing. This is in contravention of 2b(iii) of the Minimum Housing and Health Standards which states: “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 **September 30, 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. Repair all damaged finishes (floors, ceiling, and walls).
 - b. Repair all kitchen cabinet doors.
 - c. Ensure that the housing premises is decluttered and maintained in a clean and sanitary condition.
 - d. Obtain the services of a professional exterminator to exterminate the bedbug infestation and carry out ongoing pest monitoring. You are requested to submit a copy of the exterminator's report to Alberta Health Services.
 - e. Ensure that proper head room clearance by the front door is provided.
 - f. Replace all bedroom windows to comply with the emergency egress requirements.
 - g. Install a smoke detector between each sleeping area and the remainder of the suite.
 - h. Install insect screens on all windows throughout the basement suite.
 - i. Secure the premises to prevent unauthorized entry.

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, September 10, 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>