

ORDER OF AN EXECUTIVE OFFICER

To: Kuen Mar Tom Mar Allen Alexander
"the Owner" "the Owner" "the Owner"

RE: Those housing premises located in Edmonton, Alberta and municipally described as:
6813 101 Avenue 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 back stairwell was missing a handrail to facilitate the safe use of the stairs.
- b. The bathroom did not have a toilet or hand sink.
- c. A smoke alarm has not been installed outside the bedrooms.
- d. Mouse droppings were noted inside kitchen cabinets, an indication of a mouse infestation.
- e. The electrical system posed a hazard to occupants:
 - Outlets next to the kitchen sinks were not Ground Fault Circuit Interrupters.
 - An open electrical junction box was present in the north bedroom ceiling.
 - The bathroom light switch and two electrical outlets in the living room were missing cover plates.
- f. The radiator in the bathroom was missing a cover, exposing the sharp heating elements.

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 back stairwell was missing a handrail to facilitate the safe use of the stairs.
This is in contravention of section 3(c)(i) of the Minimum Housing and Health Standards which states: "Inside or outside stairs or porches including all treads, risers, supporting structural members, rails, 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."
- b. The bathroom did not have a toilet or hand sink.
This is in contravention of section 7 of the Minimum Housing and Health Standards which states: "Except where exempt by regulation, every housing premises shall be provided with plumbing fixtures of an approved type consisting of at least a flush toilet, a wash basin, and a bathtub or shower."

- c. A smoke alarm has not been installed outside the bedrooms.
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."
- d. Mouse droppings were noted inside kitchen cabinets, an indication of a mouse infestation.
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 infestations."
- e. The electrical system posed a hazard to occupants:
- The two electrical outlets next to the kitchen sinks were not Ground Fault Circuit Interrupters.
 - There was an open electrical junction box in the north bedroom ceiling.
 - The bathroom light switch and two electrical outlets in the living room were missing cover plates.
- These are in contravention of section 11 of the Minimum Housing and Health Standards which states: "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."
- f. The radiator in the bathroom was missing a cover, exposing the sharp heating elements.
This is in contravention of section 5(2) of the Housing Regulation (AR 173/1999) which states: "No person shall cause or permit any condition in the 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."
- g. The finish on the bathroom window trims was cracking and peeling.
This is in contravention of section 1(c) of the Minimum Housing and Health Standards which states: "Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced."
- h. A window located at the bottom of the back stairwell had a cracked pane.
This is contravention of section 2(b)(i) of the Minimum Housing and Health Standards which states: "*All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof.*"
- i. Windows used for ventilation were not protected by insect screens:
- The insect screen on the kitchen window was torn.
 - Windows in both bedrooms were missing insect screens.
- These are in contravention of section 2(b)(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.*"
- j. The interior finishes in the following areas were damaged:
- A wall by the hallway entrance was badly chipped.
 - Baseboards in the hallway were separating from the walls.
 - Holes were noted in the walls in the stairwell leading to the back entrance.
 - The ceiling inside the upper kitchen cabinets was falling.

- The linoleum covering on the stairs and landings in the back stairwell was peeling.
- The rubber nosing on the stairs in the back stairwell was worn and peeling.

These are in contravention of section 5 of the 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."*

k. The bathroom walls and floors were not properly finished:

- The bathroom walls were "mudded" but not finished.
- The bathroom walls had no baseboards, leaving gaps between the floor and walls.
- Half of the bathroom floor was missing floorboards.
- There was a deep gap in the bathroom floor underneath the door.

These are in contravention of section 5(a) of the Minimum Housing and Health Standards which states: *"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."*

l. The kitchen floor was damaged:

- Flooring in front of the refrigerator was missing, exposing the fiberboard subfloor.
- Several of the kitchen floor tiles were cracked and chipped.

These are in contravention of section 5(b) of the Minimum Housing and Health Standards which states: *"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."*

m. The kitchen plumbing was disrepair:

- the cap on the drain cleanout inside a kitchen cabinet was improperly secured.
- The drainpipe under the kitchen sinks was leaking.
- The hot water supply line connected to the kitchen faucet was leaking.
- The kitchen faucet and sinks were not secured, sitting loosely on the counter.

These are in contravention of section 6(a) of the Minimum Housing and Health Standards which states: *"The plumbing system and the sanitary drainage system or private sewage disposal system, as the case may be, including drains, fixtures, traps, vents, stacks, waste disposal facilities, pumpout sewage holding tanks, septic tanks and the disposal system shall be maintained in a proper operating condition."*

n. Kitchen appliances were either defective or not in working condition:

- The gas stove has not been connected to the natural gas supply.
- The refrigerator was missing a door handle.

These are in contravention of section 14(a)(iv) of the Minimum Housing and Health Standards which states: *"Every housing premises shall be provided with a food preparation area, which includes: a stove and a refrigerator that are maintained in a safe and proper operating condition. The refrigerator shall be capable of maintaining a temperature of 4 degrees C."*

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

1. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Install a handrail in the back stairwell in accordance with the Alberta Building Code.
 - b. Install a working toilet and hand sink in the bathroom.
 - c. Install a working smoke alarm on the ceiling outside the bedrooms to alert tenants of a fire.
 - d. Provide a pest-free living environment by:
 - hiring a licensed pest control professional to eliminate and monitor the mouse population inside the house,
 - sealing all holes and gaps on walls, ceilings, and floors inside the house and on the exterior to prevent mice from entering,
 - submit to our office a copy of the pest control report(s). We will consider the issue is resolved when our office receives a report from a licensed pest control technician declaring the premises free of pest.
 - e. Ensure the electrical system is in good working order and protect occupants from electrical hazards by:
 - replacing one or both electrical outlets located next to the kitchen sinks with a Ground Fault Circuit Interrupter,
 - properly decommission the open electrical junction box in the north bedroom ceiling,
 - installing cover plates on all electrical outlets and light switches.
 - f. Install a protective cover on the bathroom radiator to prevent injuries.
 - g. Repair and refinish the window trims in the bathroom.
 - h. Replace the cracked windowpane at the bottom of the back stairwell.
 - i. Replace the torn or missing window screens in the kitchen and in both bedrooms.
 - j. Repair and refinish the kitchen ceiling.
 - k. Repair and refinish all damaged walls and baseboards in the hallway and in the back stairwell to render them in good condition and easy to clean.
 - l. Replace the floor covering in the back stairwell to render it in good condition and easy to clean.
 - m. Replace the missing and damaged floor covering in the kitchen to render them in good condition and easy to clean. The floor should be constructed with materials which do not provide harbourage to dirt, grease, vermin, and bacteria.
 - n. Repair and refinish walls, baseboards, and floor in the bathroom to render them smooth, non-absorbent to moisture, and easy to clean. All walls should form a watertight joint with each other, the floor, and the ceiling.
 - o. Ensure the plumbing system is in good working order by:
 - installing a proper cap in a secure manner on the kitchen drain cleanout,
 - repairing the drainpipe under the kitchen sinks,

- repairing the hot water supply line to the kitchen faucet,
 - securing the kitchen faucet and sinks to the counter.
- p. Connect the stove to the natural gas supply to render it operational.
- q. Replace the missing refrigerator door handle so it can be opened and closed as intended.
2. The work **a to d** referred to in paragraph 1 shall be completed by **April 11, 2024**, and the remaining work shall be completed by **May 2, 2024**.

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, April 1, 2024

Executive Officer
Alberta Health Services

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>