

ORDER OF AN EXECUTIVE OFFICER CLOSED FOR TENANT ACCOMMODATION PURPOSES

To: Laurie Pawluk
“the Owner”

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

RE: Those housing premises located in Edmonton, Alberta and municipally described as:
8108 135 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. Mold sampling performed on September 11, 2020 noted the presence of a number of fungal types indoors but absent outdoors.

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. Mold sampling performed on September 11, 2020 noted the presence of a number of fungal types indoors but absent outdoors. This is in contravention of Section 5(2) of the Housing Regulation 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.
- b. Outlets, switches and fixtures were not properly installed and maintained in a good a safe working condition. This is in contravention of Section 11 of the Minimum Housing and Health Standards which states that outlets, switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition.
- c. Floors, walls and ceiling were not maintained in good repair, free of cracks, holes, loose or lifting coverings and in a condition that is easy to clean. 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.
- d. The bathtub does not form a watertight seal. This is in contravention of Section 5(a) of the Minimum Housing and Health Standards which states that all walls shall form a watertight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower.
- e. Missing countertops and cupboard doors in the kitchen. This is in contravention of Section 14(a)(ii) & (iii) of the Minimum Housing and Health Standards which states that

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.

- f. Exterior guardrails are too low and spacing is greater than 4 inches. 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.
- g. A functional smoke alarm is not installed in the hallway between the bedrooms. 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. Smoke alarms shall be operational and in good repair at all times.
- h. The front exterior cladding is missing. This is in contravention of Section 2(a) of the Minimum Housing and Health Standards which states that exterior cladding of walls shall be maintained in a waterproof, windproof and weatherproof condition.
- i. The kitchen and dining room window are not properly sealed and there is condensation. This is in contravention of Section 2(b)(i) of the Minimum Housing and Health Standards which states that all windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof.

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 immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Retain an environmental consultant for mould clearance sample and provide a copy to this office. The report must include environmental air quality sampling for mold. **Testing and reporting must follow the requirements outlined in Alberta Health Services' Fungal Air Testing Protocol.**
 - b. Ensure that all outlets, switches and fixtures are properly installed and maintained in a good and safe working condition.
 - c. Ensure all walls, windows, ceilings, floors, and floor coverings are maintained in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean.
 - d. Ensure all walls form a watertight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower. Grout shower tiles.
 - e. Ensure the food preparation area, which includes cupboards or other facilities suitable for the storage of food and a counter or table used for food preparation are of sound construction and furnished with surfaces that are easily cleaned.
 - f. Ensure the exterior guardrail on the front entrance staircase measures 900 mm (36 inches) above the floor level and ensure openings between balusters do not exceed 4 inches. Steps must be no more than 8 inches (maximum height) and of even rises and runs throughout the flight of stairs.

- g. Install a functional smoke alarm between each sleeping area and the remainder of the suite and, where hallways serve the sleeping areas; the smoke alarms must be installed within the hallway.
 - h. Install exterior cladding of walls so that it is in a waterproof, windproof and weatherproof condition.
 - i. Ensure that all windows and exterior doors are maintained in good repair, free of cracks and weatherproof.
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, November 19, 2024

Confirmation of a verbal order issued to Laurie Pawluk on November 19 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.

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>

Edmonton • Seventh Street Plaza • Environmental Public Health

#900 North Tower, 10030 – 107 Street, NW Edmonton, Alberta, Canada T5J 3E4

<https://www.ahs.ca/eph>