

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

**To:**           **Raymond Hajar**  
                  "the Owner"

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

**RE:**           Those housing premises located in Edmonton, Alberta and municipally described as:  
                  8405 134 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. There was no running water.
- b. The smoke alarm on the main floor was not functional and there was no smoke alarm installed in the basement hallway between the bedrooms.
- c. There was no handrail along the basement staircase.
- d. Evidence of a cockroach infestation was observed.

**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. There was no running water. This is in contravention of Section 3(1)(b)(iii) of the Housing Regulation which states that an owner shall ensure that the occupants of the housing premises are supplied with adequate running hot and cold water that is safe for human consumption.
- b. The smoke alarm on the main floor was not functional and there was no smoke alarm installed in the basement hallway between the bedrooms. This is in contravention of Section 12 and 12(a) of the Minimum Housing and Health Standards which states that Smoke alarms shall be operational and in good repair at all times and 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.
- c. There was no handrail along the basement staircase. 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.
- d. Evidence of a cockroach infestation was observed. This is in contravention of Section 16(a) of the Minimum Housing and Health Standards which states that the owner shall ensure that the housing premises are free of insect and rodent infestations.
  - e. The front cover for the furnace was not installed and a clean furnace filter was not installed. The tenant alleged that when the front cover for the furnace was installed, the furnace would not function properly. This is in contravention of Section 8(a) of the Minimum Housing and Health Standards which states that all heating facilities within a housing premises are to be properly installed and maintained in good working condition.
  - f. The floor drain in the laundry area was covered with mud/debris. The tenant alleged that this drain would back-up resulting in water/debris pooling on the floor. This is in contravention of Section 6(a) of the Minimum Housing and Health Standards which states that 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.
  - g. Some of the kitchen drawers were missing faces. This is in contravention of Section 14(a)(ii) 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 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 January 10, 2025.
- 2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
  - a. Reinstate water service and ensure the housing premise is supplied with a potable water supply. Ensure water of sufficient volume, pressure and temperature is available to serve the needs of the inhabitants. Ensure hot water measures between 46C (114F) and 60C (140F) at the plumbing fixture.
  - b. Install a smoke alarm in the basement hallway between the sleeping areas. Ensure all smoke alarms throughout are operational and always maintained in good repair.
  - c. Install a graspable handrail along the full length of the basement staircase. Height of handrails on stairs must be 31.5 inches to 38 inches.
  - d. Retain a certified pest control operator to inspect the housing premise and treat for cockroaches and any other pests observed. Provide this office with a copy of the pest control invoice/report upon receipt. Treatment by a certified pest control operator is required to be performed on an on-going and as needed basis to ensure the premise remains free of insect and rodent infestations.
  - e. Install the front cover for the furnace and ensure a new properly sized furnace filter is installed. Ensure the furnace is properly installed, maintained in good working condition and capable of safely and adequately heating all habitable

- rooms, bathrooms, and toilet rooms within the building to a temperature of at least 22C (71F).
- f. Ensure the floor drain in the laundry room is maintained in a proper operating condition. Consult a plumber or other contractor to scope the lines to ensure it is not obstructed. Provide this office with an invoice/report. Ensure the plumbing system and sanitary drainage system including drains, fixtures, traps, vents, stacks, waste disposal facilities and the disposal system is maintained in a proper operating condition.
  - g. Ensure the kitchen cupboards and drawers are repaired. Ensure the kitchen counter or table used for food preparation is of sound condition and furnished with surfaces that are easily cleaned.
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, December 10, 2024

Confirmation of a verbal order issued to Raymond Hajar on December 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](mailto: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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<https://www.ahs.ca/eph>