

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

To: Hien V Truong
"the Owner"

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

RE: Those housing premises located in Edmonton, Alberta and municipally described as:
8912 154 Street NW T5R 1S8

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. Water services are turned off at the property.
- b. The furnace is not operational.
- c. Main floor flush toilet, bathroom sink & bathtub are missing operational fixtures (water tank, faucets, knobs).
- d. Several broken or cracked windows noted throughout the home.
- e. No operational smoke alarm installed adjacent to sleeping areas.
- f. Significant fire damage along with a strong odor of smoke and rotting/damaged building materials observed throughout the basement.

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. Water services have been turned off at the property. This is in contravention of section 8(d) of the Minimum Housing and Health Standards, which states that "Every owner must ensure a continuous supply of electricity, water and heat unless the rental agreement stipulates that such utility services are the sole responsibility of the occupant."
- b. The furnace is not operational. This is in contravention of section 8(a) of the Minimum Housing and Health Standards which states: "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, toilet rooms within the building to a temperature of (i) at least 22°C or (i) maintained at a temperature of at least 22°C when the control of the supplied heat in a dwelling is the responsibility of a person other than the occupant."
- c. Main floor flush toilet, bathroom sink & bathtub are missing operational fixtures (water tank, faucets, knobs). This is in contravention of section 7 of the Minimum Housing and Health Standards which states that: "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.”
- d. Several broken or cracked windows noted throughout the home. 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.”
 - e. No operational smoke alarm installed adjacent to sleeping areas. 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.”
 - f. Significant fire damage along with a strong odor of smoke and rotting/damaged building materials observed throughout the basement. 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.”
 - g. Multiple holes in walls & ceilings, along with missing flooring noted throughout the home. 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.”

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 29, 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. Supply the premises with potable water services, ensure all plumbing fixtures are in good repair and maintained in proper working condition.
 - b. Repair/Replace the furnace, ensure that a source of safe heating is supplied to the premises that can maintain 22 degrees Celsius.
 - c. Repair/Replace main floor bathroom so the bathroom is equipped with a fully functional flush toilet, wash basin and hand sink.
 - d. Repair/Replace all exterior doors and windows so they are in good working condition, weatherproof, free of cracks and have the ability to be safely secured
 - e. Remove all fire & smoke damaged or affected materials.
 - f. Install a functional smoke alarm in or adjacent to all sleeping areas.

- g. Conduct the work needed to ensure all walls, ceilings, flooring, and floor coverings are in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean.
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, November 13, 2024
Confirmation of a verbal order issued to Hien V Truong on November 12, 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>

Copy: City of Edmonton

Edmonton • Seven Street Plaza • Environmental Public Health
900 North Tower, 10030 107 Street NW, Edmonton, Alberta, Canada T5J 3E4

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