

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

To: Ted Awid
"the owner"

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

RE: Legal Description: Plan RN 43A, Block 44, Lot 1 and 2
Municipally known as: 9220- 114 Avenue

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. Evidence of water infiltration from roof and window was observed:
 - Water stains in multiple locations of the ceilings in living room and bedrooms.
 - Water damage and mould growth under the living room window.
- b. Extensive finish disrepair was observed throughout the premises:
 - Numerous cracks on drywall and ceilings.
 - Damage including water damage and mould growth on drywalls, ceilings, and floor coverings.
- c. Large vertical and horizontal cracks on the wall of the utility dug-out were 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. Evidence of water infiltration from roof and window was observed which is in contravention of section III(2)(a) and III(2)(b)(i) of Minimum Housing and Health Standards which states: (a) The roof and exterior cladding of walls shall be maintained in a waterproof, windproof and weatherproof condition. and (b) (i) All windows and exterior doors shall be maintained in good repair, free of cracks and weatherproof.
- b. Extensive finish disrepair throughout the premises is in contravention of section III(5) of 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.
- c. Large vertical and horizontal cracks in the dug-out foundation wall were observed indicating possible structural breaks which is in contravention of section 1 (a) of Minimum Housing and Health Standards which states: (a) The housing premises shall be structurally sound.

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 1, 2014
2. That the owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Locate the source of water infiltration and repair accordingly.
 - b. Assess the extent of water damage and mould growth, this includes further breaking out walls if necessary that have been soaked or that have absorbed water, emptying the cavity of any insulation, debris or dirt, and drying all the interior materials thoroughly.
 - c. Remove and repair all the materials that have been damaged or show evidence of rot or other deterioration. This includes, but is not limited to, any of the materials in the premises that were affected by water infiltration
 - d. Ensure that all walls, ceilings, floors and floor coverings are in good repair. 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 were applicable with the bathtub or shower.
 - e. Assess the structure of the foundation and submit a report from a qualified foundation expert.
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, October 24, 2014

_____(Original Signed)_____
Dengzhong Wang, CPHI(C)
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 within ten (10) days after receiving the order to the Public Health Appeal Board located at Reception, Main Floor, Telus Plaza, 10025 Jasper Avenue, Edmonton, Alberta, T5J 1S6, Telephone 780-427-2813 Fax 780-422-0914.

The terms of this Order remain in effect notwithstanding the filing or proposed filing of any such appeal. If you appeal, you may also make an application to the Board for a stay of this Order pending the appeal.

A copy of the Public Health Appeal form may be obtained by contacting Alberta Health Services at 780-342-0122 or the Public Health Appeal Board 780-427-2813.

You are advised that all orders remain in effect pending such an appeal

Health Legislation, Regulations and Standards

Electronic versions of the Public Health Act and Regulations are available at the Alberta Queen's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or www.qp.gov.ab.ca.

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Copies of standards are available by contacting the Health Protection Branch of Alberta Health at 780-427-4518, or by visiting: www.health.alberta.ca/about/health-legislation.html