

ORDER OF AN EXECUTIVE OFFICER CLOSED FOR TENANT ACCOMODATIONS

To: Avenue Village Acres G.P. Corp Steven Butt
"the Owner" "the Owner"

Amanda Baril
"the Property Manager"

RE: Those housing premises located in Edmonton, Alberta and municipally described as:
East Park Terrace Formerly Village Acres Block 140 Suite 179 Edmonton, Alberta

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 suite was contaminated with mould, mould was seen on walls in the living room, kitchen and hallway by the suite door.
- b. There was heavy staining of the linoleum flooring indicating this flooring had been saturated with water.
- c. There was staining of the rug in the living room indicating this flooring had been saturated with water.
- d. There was wall damage on the wall in the living room. There was unfinished drywall and the painted surface was peeling.
- e. There was a broken electrical cover plate in the living room.
- f. There was no refrigeration unit in the suite.

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 suite was contaminated with mould, mould was seen on walls in the living room, kitchen and hallway by the suite door which is in contravention of section III(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.
- b. There was heavy staining of the linoleum flooring indicating this flooring had been saturated with water which is in contravention of section III(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.
 - c. There was staining of the rug in the living room indicating this flooring had been saturated with water which is in contravention of section III(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.
 - d. There was wall damage on the wall in the living room. The drywall was unfinished and the painted surface was peeling which is in contravention of section III(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.
 - e. There was a broken electrical cover plate in the living room which is in contravention of section IV(11) of the Minimum Housing and Health Standards which states that: 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. There was no refrigeration unit in the suite which is in contravention of section IV(14)(a)(i) of the Minimum Housing and Health Standards which states that: 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.

AND WHEREAS, by virtue of the foregoing, the above noted premises are hereby declared to be **Unfit for Human Habitation**.

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. As this home was built prior to 1990 you must retain the services of an **Environmental Consultant or Industrial/Occupational Health Hygienist, that must be approved by Alberta Health Services and prior to any renovations being completed you must have the Environmental Consultant** assess the conditions within the above noted premises including performing applicable

sampling for asbestos containing materials and carrying out a full assessment of all water damaged materials and mould (including if applicable the attic, wall and floor cavities, and crawlspaces) a full pre mould remediation inspection report is required. All hazardous building materials are to be properly managed and disposed of in accordance with government standards and guidelines and industry codes of practice. Once the materials have been removed an environmental air quality analyses report to include sampling and photographic evidence that all mouldy material has been removed is required. Ensure that any additional renovation work, including painting, reinstallation of drywall and laying of new flooring and/or sub floors does not occur until suitable air sample results are received and are to the satisfaction of Alberta Health Services. Please refer to **Alberta Health Services Guideline for Fungal Air Testing For Extensively Mould Contaminated Buildings**.

- b. Remove all water damaged drywall in the suite. Any wooden studs showing signs of rot must be removed.
 - c. Ensure all outlets, switches and fixtures are properly installed and maintained in a good and safe working condition.
 - d. Ensure that all plumbing is serviceable, free from leaks and trapped and vented to the outside of the premises.
 - e. Ensure that a functioning smoke alarm is situated on the ceiling by the bedrooms.
 - f. 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 them easy to clean. Rooms that contain a flush toilet and bathtub or shower must have walls that form a watertight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower.
 - g. Ensure that the premises is equipped with a functioning refrigeration unit and a stove. The refrigerator must be capable of maintaining a temperature of 4 degrees Celsius.
 - h. Take any further steps in the interests of preserving and maintaining the health of any person who may, in the future, occupy the above noted premises as may be required by the Executive Officer.
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 vacant and secure from unauthorized entry.

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 07, 2016

Confirmation of a verbal order issued to Amanda Baril and Steve Butt, property managers on 05 April

(Original Signed)

Ingrid Bohac, CPHI(C)
Executive Officer
Alberta Health Services

tel: (780) 735-1787 fax: (780) 735-1801

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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Order of an Executive Officer – Closed for Tenant Accommodation:
The premises located in Edmonton, Alberta and municipally described as: East Park Terrace Formally know as Village Acres Block
140 Suite 179
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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