

ORDER OF AN EXECUTIVE OFFICER

To: 975047 Alberta Ltd. Nathan Chang
"the Owner" "the Owner"

RE: Those housing premises located in Edmonton, Alberta and municipally described as:
13854 – 27 Street 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:

Suite 101

- a. Transition strips were missing throughout the suite.
- b. The light switch was broken in the spare bedroom.
- c. The light switches were broken in the master bedroom.
- d. The wall in the master bedroom was in disrepair.
- e. The bathtub faucet was leaking in the main bathroom.
- f. There was a section of wall cut out in the main bathroom wall and tub surround.
- g. The patio door insect screen was missing.

Suite 103

- h. The smoke alarm was missing.
- i. An electrical cover plate was missing on the patio.
- j. There was a hole in the spare bedroom wall.
- k. The caulking was in disrepair around the bath tub so that it no longer formed a water tight joint at the corners.

Suite 303

- l. The spare bedroom window insect screen was torn.
- m. The master bedroom window lock was broken and the window was not capable of being secured.
- n. The bath tub faucet in the main bathroom was leaking.
- o. A red "Unacceptable" City of Edmonton sticker was on the furnace.

Common area

- p. The back entrance door was not secure.
- q. There was a missing security light on the first floor on the west side of the building.
- r. Two security lights were dangling and not secure to the wall on the second floor.
- s. The wall in the hallway on the second floor was patched and not finished.
- t. The Emergency Exit light was not working on the third floor on the east side of the building.
- u. The security light was dangling and not secure to the wall on the third floor on the west side of the building.
- v. The fire extinguisher was missing on the third floor on the east side of the building.

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. Violations [a], [d], [j], and [s] were in contravention of section 5 of the Minimum Housing and Health Standards that 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".
- b. Violations [b], [c] and [i] were in contravention of section 11 of the Minimum Housing and Health Standards that states: "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".
- c. Violations [e] and [n] were in contravention of section 6(c) of the Minimum Housing and Health Standards that that states: "All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside."
- d. Violations [f] and [k] were in contravention of section 5(a) of the Minimum Housing and Health Standards that 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. (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".
- e. Violations [g] and [l] were in contravention of section 2(b)(iii) of the Minimum Housing and Health Standards that states: "During the portion of the year when there is a need for protection against flies and other flying insects, every window or other device intended for ventilation shall be supplied with effective screens".
- f. Violation [h] was in contravention of section 12 of the Minimum Housing and Health Standards that states: "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".
- g. Violations [m] and [p] were in contravention of section 3(a) of the Minimum Housing and Health Standards that states: "Exterior windows and doors shall be capable of being secured".
- h. Violation [o] was in contravention of section 8(a) of the Minimum Housing and Health Standards that 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, and toilet rooms within the building".
- i. Violations [q], [r], and [u] were in contravention of section 13 of the Minimum Housing and Health Standards that states: "Every public hallway and stairway in a housing premises with multiple dwellings shall be adequately lighted by natural or artificial light at all times, providing in all parts thereof at least 50 lux of light at each tread or floor level".
- j. Violations [t] and [v] were in contravention of section 5(3) of the Housing Regulation that states: "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".

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:

Suite 101

- a. Replace the missing transition strips throughout the suite.
- b. Repair the broken light switch in the spare bedroom.
- c. Repair the broken light switches in the master bedroom.
- d. Repair the wall in the master bedroom so that it is smooth and cleanable.
- e. Repair the bathtub faucet so that it is in good repair and no longer leaks.
- f. Repair the wall and bathtub surround so that it is smooth, cleanable, and watertight.
- g. Install a patio door insect screen.

Suite 103

- h. Install a smoke alarm in 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.
- i. Install an electrical cover plate on the patio electrical outlet.
- j. Repair the spare bedroom wall so that it is smooth and cleanable.
- k. Repair or replace the caulking around the bathtub so that it forms a smooth, watertight joint.

Suite 303

- l. Repair or replace the insect screen in the spare bedroom.
- m. Install functional window locks on the master bedroom window so that it is capable of being secured.
- n. Repair the bathtub faucet so that it is in good repair and no longer leaks.
- o. Have the furnace serviced by a professional and have it re-inspected to verify it is installed correctly. Ensure it has the appropriate permit sticker that indicates it passed the inspection.

Common area

- p. Ensure the back entrance door is capable of being secured.
- q. Replace the missing security light on the first floor on the west side of the building.
- r. Secure the dangling security lights on the second floor to the wall. Ensure they are in good working condition.
- s. Refinish the walls in the second floor hallway so that they are smooth and cleanable. Ensure all walls in the premise are smooth and cleanable.
- t. Repair the Emergency Exit light on the third floor so that is in good working condition.
- u. Secure the dangling security light on the third floor on the west side of the building to the wall. Ensure it is in good working condition.
- v. Replace the missing fire extinguisher on the third floor. Ensure it meets Fire Safety requirements.

2. **The work referred to in paragraph 1 shall be completed by March 15 2018 with the exception of all smoke alarm violations and the fire safety violations they are to be completed immediately upon receipt of this order.** In the event the above mentioned suite becomes vacant it is to remain vacant until all the work in paragraph 1 has been complied with and an inspection is performed by an Environmental Health Officer with Alberta Health Services.

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, February 26, 2018.

_____ (Original Signed) _____

Leah Danyluk, CPHI(C)
Executive Officer
Alberta Health Services

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, Telus Plaza North Tower
10025 Jasper Avenue NW
Edmonton, Alberta, T5J 1S6
Phone: 780-222-5186
Fax: 780-422-0914
Email: HealthAppealBoard@gov.ab.ca
Website: <http://www.health.alberta.ca/about/PHAB.html>

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

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.

Health Legislation and regulations are available for purchase. Please contact Alberta Queen's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or www.qp.gov.ab.ca.

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

Order of an Executive Officer

RE: The premises located in Edmonton, Alberta and municipally described as: 13854 – 27 Street NW

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