

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

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

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

RE: Those housing premises located in Edmonton, Alberta and municipally described as:
**301, 13866 – 27 Street NW; Clareview Park Estates
(Lot, Block 42, Plan 8020705)**

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 wall was damaged in the storage room.
- b. The wall vent cover was missing in the kitchen.
- c. The permit sticker was missing on the newer furnace.
- d. The patio door insect screen was missing.
- e. The kitchen cupboard drawer was broken.
- f. The surfacing on the inside of the kitchen cabinet was in disrepair.
- g. The spare bedroom door was missing.
- h. The window in the spare bedroom was missing a pane of glass and was not adequately weatherproofed.
- i. The electrical cover plate was missing in the ensuite bathroom.
- j. There was a hole in the wall behind the ensuite bathroom door.
- k. Electrical plate covers were missing in both bedrooms.
- l. The door was missing in the master bedroom.
- m. The floor vent cover was missing in the master bedroom.
- n. The fan cover was missing in the main bathroom.

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], and [m] 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. Violation [b] was in contravention of section 5(b) 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) 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”.
- c. Violation [c] was 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”.
- d. Violation [d] was 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”.
- e. Violation [e] was in contravention of section 14(a)(ii) of the Minimum Housing and Health Standards that states: “Every housing premises shall be provided with a food preparation area, which includes: (ii) cupboards or other facilities suitable for the storage of food”.
- f. Violations [f], [g], [l], and [m] were in contravention of section 1(c) of the Minimum Housing and Health Standards that states: “Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced”.
- g. Violation [h] was in contravention of section 2(b)(ii) of the Minimum Housing and Health Standards that states: “In housing premises intended for use during the winter months, windows in habitable rooms shall protect against cold weather through the provision of a storm sash, double glazing, or other durable thermal/air resistant barrier as may be approved by the Executive Officer”
- h. Violations [i] and [k] 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”.
- i. Violation [j] was 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

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 Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Repair the damaged wall in the storage room so that it is in good repair, smooth and cleanable.
 - b. Install a wall vent cover in the kitchen.

- c. Ensure the furnace is inspected and has a permit sticker that indicates it passed the inspection.
 - d. Install an insect screen on the patio door.
 - e. Repair the kitchen cupboard drawer so that it is in good repair.
 - f. Refinish the inside of the kitchen cabinet so that it is in good repair, smooth and easily cleanable.
 - g. Replace the missing spare bedroom door.
 - h. Replace the missing window pane in the spare bedroom so that it is adequately weather proofed.
 - i. Install an electrical cover plate in the ensuite bathroom.
 - j. Repair the hole in the wall in the ensuite bathroom so that it is smooth and cleanable.
 - k. Install electrical cover plates in both bedrooms.
 - l. Replace the master bedroom door.
 - m. Install a floor vent cover in the master bedroom.
 - n. Install a fan cover in the main bathroom.
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 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, February 7, 2018

_____ (Original Signed) _____

Leah Danyluk, 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 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