

## **ORDER OF AN EXECUTIVE OFFICER CLOSED FOR TENANT ACCOMMODATION PURPOSES**

**To:** Nathan Chang

Condominium Plan 8020705  
“the Owner”

**RE:** Those housing premises located in Edmonton, Alberta and municipally described as:  
**13866 – 27 street Suite 303 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. There was a hole in the front door by the metal bracket.
- b. Several cupboard doors had fallen off or were broken.
- c. The kick plate for the dishwasher was missing.
- d. The light cover was missing for the light in the kitchen.
- e. There wall under the kitchen sink was damaged.
- f. Part of the laminate surface for the kitchen counter was chipped.
- g. There was a missing heat register cover for the heating vent in the dining room.
- h. There was damaged drywall throughout the suite.
- i. The screen was missing on the balcony door.
- j. The coverplate for the light switch in the spare bedroom was missing.
- k. The coverplate for the hallway light was missing.
- l. The wall at the side of the bathtub was water damaged.
- m. The master bedroom door was damaged.
- n. The window lock for the master bedroom window was missing.
- o. The board front for the bathroom cabinet had fallen off.
- p. The shelf over the fire place had partially fallen off.

**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. There was a hole in the front door by the metal bracket, which is in contravention of section III(3)(a) of the Minimum Housing and Health Standards which states that:  
Exterior windows and doors shall be capable of being secured.

- b. Several cupboard doors had fallen off or were broken 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. The kick plate for the dishwasher was missing 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. The light cover was missing for the light in the kitchen 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.
- e. The wall under the kitchen sink was damaged 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.
- f. Part of the laminate surface for the kitchen counter was chipped which is in contravention of section IV(14)(a)(iii) of the Minimum Housing and Health Standards which states that: Every housing premises shall be provided with a food preparation area, which includes: a counter or table used for food preparation which shall be of sound construction and furnished with surfaces that are easily cleaned.
- g. There was a missing heat register cover for the heating vent in the dining room which is in contravention of Housing Regulation section 5(2) 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.
- h. There was damaged drywall throughout the suite 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.
- i. The screen was missing on the balcony door which is in contravention of section III(2)(b)(iii) of the Minimum Housing and Health Standards which states that: 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.
- j. The coverplate for the light switch in the spare bedroom was missing 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.
- k. The coverplate for the hallway light was missing 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.

- i. The wall at the side of the bathtub was water damaged which is in contravention of section III(5)(a) of the Minimum Housing and Health Standards which states that: 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.
- m. The master bedroom door was damaged which is in contravention of section III(1)(a,b) of the Minimum Housing and Health Standards which states that: the housing premises shall be structurally sound, and; basements, cellars or crawl spaces shall be structurally sound, and maintained in good repair.
- n. The window lock for the master bedroom window was missing which is in contravention of section III(3)(a) of the Minimum Housing and Health Standards which states that: Exterior windows and doors shall be capable of being secured
- o. The board front for the bathroom cabinet had fallen off 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.
- p. The shelf over the fire place had partially fallen off 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.

**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 suite remain vacant.
2. That the Owner undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
  - a. Repair or replace all walls that are in disrepair. Ensure all walls, windows, ceilings, floors and floor covering are maintained in good repair, free of cracks and holes.
  - b. Install an effective screen for the balcony door. Ensure all exterior windows intended for ventilation are supplied with effective screens.
  - c. Repair or replace the water tight wall in the bathing area. Ensure all surfaces in the washroom form a watertight seal.
  - d. Repair the master bedroom window lock. Ensure that all exterior windows and doors are be capable of being secured.
  - e. Repair/install the cupboard and vanity doors in both the kitchen area and the ensuite bathroom. Ensure that all building materials that have been damaged are repaired or replaced.

- f. Repair or replace the kitchen counter. Ensure that the counter or table used for food preparation is of sound construction and furnished with a surface that is easily cleaned.
  - g. Repair or replace the master bedroom door and the suite entrance door. Ensure that all building materials that have been damaged are repaired or replaced.
  - h. Install a cover plate for the light switch in the bedroom and the hallway. Install a light cover for the kitchen light. Ensure that all outlets, switches and fixtures are properly installed and maintained in a good and safe working condition.
  - i. Ensure that the conditions within the suite meet the requirements outlined in the Minimum Housing and Health Standards. 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.
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, February 14, 2018.

\_\_\_\_\_(Original Signed)\_\_\_\_\_

Ingrid Bohac, CPHI(C)  
Executive Officer  
Environmental Health Officer

Confirmation of a verbal order issued to Nathan Chang February 07, 2018.

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](mailto: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](http://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](http://www.health.alberta.ca/about/health-legislation.html)

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