

ORDER OF AN EXECUTIVE OFFICER

To: Nathan Chang

Condominium Plan 8020705
“the Owner”

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

WHEREAS I, an **Executive Officer** of **Alberta Health Services**, have inspected the Basement Suite in 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 201

- a. The door jamb was broken for the spare bedroom, the door did not close properly.
- b. There was no heat or water in the suite.
- c. There were numerous cover plates missing for light switches and electrical outlets throughout the suite.
- d. There were numerous holes and unfinished drywall throughout the suite.
- e. There were numerous floor transition strips missing throughout the suite.
- f. The lid for the toilet tank was missing and the toilet handle was broken.
- g. There were numerous light cover missing throughout the suite.
- h. There was no smoke alarm in the suite.
- i. There was a missing window screen for the master bedroom window.
- j. Flammable items were being stored around the furnace in the furnace room.

Suite 301

- k. The edge of the kitchen counter was unfinished.
- l. A new furnace was installed, the furnace had no permit sticker that would have indicated that it was installed correctly.
- m. The bottom of the bathroom vanity cupboard in the main bathroom was water damaged.
- n. The handle for the cold water tap for bathtub faucet was missing.

Suite 202

- o. A new furnace was installed, the furnace had no permit sticker that would have indicated that it was installed correctly.

- p. There was a cover plate missing for the light switch in the storage room.
- q. The patio door did not have a handle and did not lock.
- r. The kitchen faucet handle was loose preventing an adequate flow of hot water.
- s. The window lock for the spare bedroom was missing.
- t. The spare bedroom window screen was bent and torn.
- u. There was a slow drip from the bathtub faucet in the main bathroom.
- v. The front cover for the dishwasher had fallen off and a piece of cardboard was in its place.
- w. There were missing baseboards throughout the suite.
- x. The linoleum by the washroom door was lifting in the main bathroom.
- y. There numerous baseboards missing throughout the suite.
- z. The window lock was missing for the master bedroom window.

Suite 102

- aa. There was wall damage in the entrance hallway closet.
- bb. The window lock for the master bedroom window was missing.
- cc. The cover for the bathroom fan in the ensuite bathroom was missing.
- dd. There was wall damage on the walls of the ensuite bathroom.
- ee. The toilet was constantly running in the ensuite bathroom.
- ff. There was a missing light switch cover in the living room.
- gg. The face board for the main bathroom vanity cupboard was missing.
- hh. The main bathroom door did not latch properly.
- ii. There were large gaps in the laminate flooring throughout the suite.
- jj. There were missing cover plates for the light switch and the electrical outlet in the dining room.

Common area

- kk. The main entrance door was not secured.
- ll. The carpet throughout the common area was heavily stained and soiled with dirt and debris.
- mm. There was unfinished drywall throughout the common hallways in the building.
- nn. Part of the plexy-glass window for the south second floor landing was missing.
- oo. Several emergency lights for the hallways were in disrepair and there were hanging by the electrical wires.
- pp. The lightbulbs for the several of the exit lights were burnt out.
- qq. The fire extinguisher was missing on the second floor.

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], [m], [gg] and [hh], were 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. Violations [b], were in contravention of section IV(8)(d) of the Minimum Housing and Health Standards which states that: Every owner of a housing premises shall ensure a continuous supply of electricity, water and heat unless the rental agreement stipulates that such utility services are the sole responsibility of the occupant.
- c. Violations [c], [g], [p], [ff], [jj], [oo], and [pp], were 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

- d. Violations [d], [aa], [mm], [e], [y], [w] and [ii], were 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. Violations [f], [n], [r], [u], and [ee], were in contravention of section IV(6)(c) of the Minimum Housing and Health Standards which states that: All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.
- f. Violations [h], were in contravention of section IV(12) of the Minimum Housing and Health Standards which states that: 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.
- g. Violations [i], and [t], were 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
- h. Violations [k], were 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.
- i. Violations [j], [l], [o], [v], [cc], [kk], and [qq], were in contravention of the 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.
- j. Violations [q], [s], [z], and [bb], were 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.
- k. Violations [x], and [dd], were 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.
- l. Violations [x] were in contravention of section V(16) of the Minimum Housing and Health Standards which states that: The owner shall ensure that all rooms and other areas used in common by the occupants of the individual dwellings are maintained in a clean and sanitary condition.
- m. Violations [x] were in contravention of section III(2)(b)(i) of the Minimum Housing and Health Standards which states that: All windows and exterior doors shall be; maintained in good repair, free of cracks and weather proofed.

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. Ensure that the housing premises is structurally sound, in a safe condition, in good repair, and maintained in a waterproof, windproof and weatherproof condition.
 - b. Ensure all building materials that have been damaged or show evidence of rot or other deterioration are repaired or replaced

- c. 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 it easy to clean.
- d. Ensure all kitchen appliances are in a safe and proper operating condition.
- e. Ensure rooms containing a flush toilet and/or a bathtub or shower have walls and floors that are smooth, non-absorbent to moisture and easy to clean and that all walls form a watertight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower.
- f. Ensure rooms and sections of rooms that are used for food preparation and cooking have walls and floors constructed of materials which do not provide harbourage to dirt, grease, vermin and bacteria and that are easily kept clean.
- g. Ensure smoke alarms are operational and in good repair at all times.
- h. Ensure all outlets, switches and light fixtures are properly installed and are maintained in a good and safe working condition at all times.
- i. Ensure that all exterior windows are capable of being secured.
- j. Ensure all openable windows are provided with insect screens and that the insect screens are in good condition during the portion of the year where such screens are required.
- k. Ensure that the housing premises is free of insect and rodent infestations.
- l. Ensure that all exterior windows and doors are capable of being secured.
- m. Ensure that all windows and exterior doors are maintained in good repair, free of cracks and weather proofed.
- n. Ensure that all plumbing is serviceable, free from leaks and trapped and vented to the outside of the premises.
- o. Ensure that all fire safety equipment such as emergency lighting and fire extinguishers are present and in good working condition as per the Alberta Fire regulations.
- p. Ensure that all rooms and other areas used in common by the occupants of the individual dwellings are maintained in a clean and sanitary condition.
- q. 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.

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.

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)_____
Ingrid Bohac, 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