

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

To: Dilip Ramchandani
“the owner”

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

RE: 5019-47 Ave Spirit River AB

WHEREAS I, an **Executive Officer** of **Alberta Health Services**, have inspected the above 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 the prevention or suppression of disease, namely:

- a. No operational smoke detector
- b. Mold throughout bathroom
- c. Evidence of water leaks on ceiling in kitchen, bedroom and addition
- d. Bedroom windows do not open
- e. Hole along side of house near the gas meter allows water infiltration into the crawlspace under the house
- f. Evidence of mouse infestation
- g. Kitchen sink backsplash does not form a water tight joint between wall and sink counter

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. No operational smoke detectors
Section 12 of the Minimum Housing and Health Standards 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.*
- b. Mold throughout bathroom
Section 1(c) of the Minimum Housing and Health Standards States: *Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.*

- c. Evidence of water leaks on ceiling in kitchen, bedroom and addition
Section 2 (a) of the Minimum Housing and Health Standards States: *The roof and exterior cladding of walls shall be maintained in a waterproof and weatherproof condition.*
- d. Bedroom windows do not open
Section 3 (b) of the Minimum Housing and Health Standards States: *(i) For buildings of 3 storeys or less and except where a bedroom door provides access directly to the exterior or the suite is sprinklered, each bedroom shall have at least one outside window which may be opened from the inside without the use of tools or special knowledge.*

Section 4 (i) of the Minimum Housing and Health Standards States: *All rooms used for sleeping shall be provided with (a) an openable window area of 0.28m² (3.0ft²)*
- e. Hole along side of the house near the gas meter allows water infiltration into the crawlspace under the house
Section 1(b) of the Minimum Housing and Health Standards States: *Basements, cellars or crawl spaces shall be structurally sound, maintained in good repair and free from water infiltration and accumulation.*
- f. Evidence of mouse infestation
Section 16 (a) of the Minimum Housing and Health Standards States: *The owner shall ensure that the housing premises are free of insect and rodent infestations.*
- g. No ventilation in bathroom
Section 7(c) of the Minimum Housing and Health Standards States: *All rooms containing a flush toilet and/or bathtub or shower shall be provided with natural or mechanical ventilation.*
- h. Windows throughout house are single pane and not weatherproof
Section 2 (b) of the Minimum Housing and Health Standards States: *(i) All windows and exterior doors shall be; maintained in good repair, free from cracks and weatherproof. (ii) 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*
- i. Flooring in kitchen is worn and no longer easily cleaned
Section 5 (b) of the Minimum Housing and Health Standards States: *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 harborage to dirt, grease, vermin and bacterial and that are easily kept clean.*
- j. Walls and floor in bathroom do not form a smooth watertight joint to the bathtub
Section 5 (a) of the Minimum Housing and Health Standards States: *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.

k. No screens on windows

Section 2 (b)(iii) of the Minimum Housing and Health Standards States: *During the portion of the year when there is need for protection against flies and other flying insects, every window or other device intended for ventilation shall be supplied with effective screens.*

l. Flooring and wall in bathroom appear to be water damaged

Section 5 of the Minimum Housing and Health Standards 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.*

m. Hole in roof of addition

Section 2(a) of the Minimum Housing and Health Standards States: *The roof and exterior cladding of walls shall be maintained in a waterproof, windproof and weatherproof condition.*

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 occupants vacate the above noted premises on or before **September 30, 2013**
2. That the owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Install operational smoke detector.
 - b. Remove all mold and water damaged building materials throughout the house, including in the kitchen, bathroom, bedrooms and in the back porch.
 - c. Investigate and repair all water leaks throughout house
 - d. Replace/repair windows, ensure that they meet the minimum requirements for fire egress, are weatherproof and easily opened.
 - e. Investigate and repair holes around the foundation. Ensure foundation is stable and there is no water infiltration into the crawlspace.
 - f. Seal all entry points for rodents. Set traps to remove existing mouse infestation. Ensure that proper precautions are used when handling dead mice and cleaning mouse droppings.
 - g. Install proper ventilation in bathroom.

- h. Install proper flooring in the kitchen, ensure flooring is smooth, non absorbent and easily cleaned
- i. Caulk between walls, floor and bathtub. Ensure that a watertight seal is formed between walls, bathtub and floor.
- j. Install proper backsplash at kitchen sink, ensure that sink counter forms a watertight joint to the backsplash.
- k. Ensure all windows have proper screens
- l. Remove and replace any water damaged walls and flooring in bathroom
- m. Ensure roof is properly sealed and large holes in eaves are repaired

All upgrades and repairs must ensure that current building code requirements are met.

- 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 Grande Prairie, Alberta, September 9, 2013

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.

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

Copy Dilip Ramchandani