

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

**To:**           **Crystal Asp (Upstairs Tenant)**  
**9506 – 120 Ave.**  
**Grande Prairie, AB, T8V 4R4**

**And:**           **Ruben and Marilyn Tagarino**  
**8864 – 104 Ave**  
**Grande Prairie, AB, T8X 1H9**

**RE:**           **Plan 7621105**  
**Block 1**  
**Lots 59**  
**City of Grande Prairie**  
**9506 – 120 Ave, Basement Suite**

**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. The basement area is wet from water infiltration,
- b. The one bedroom window unobstructed opening measures 17 inches X 11 inches,
- c. The other bedroom has no window,
- d. The floor is damp in the small bedroom,
- e. The wall paper is peeling and the drywall is damp in the small bedroom,
- f. There is evidence of water damage in the ceiling in the kitchen and living room,
- g. There is evidence of water infiltration to the floor of the kitchen, living room, hall and bedroom,
- h. There is no handrail on the stairs to the basement

**AND WHEREAS** such inspection disclosed that the following breaches of the Public Health Act and the Regulations there under exist in and about the above noted premises, namely:

- a. The two bedrooms have windows that do not meet the minimum requirements for emergency egress. **Section 3(b)** of the Minimum Housing and Health Standards made under Alberta Regulation 173/99, Housing Regulation states, *“For buildings of three stories 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. Windows referred to above shall provide unobstructed openings with areas not less than 0.35 m<sup>2</sup> (3.85ft<sup>2</sup>), with no dimension less than 380 mm (15").*

- b.** The basement area is wet in the kitchen, living room, hall and bedroom. **Section 1(b)** of the Minimum Housing and Health Standards made under Alberta Regulation 173/99, Housing Regulation states, *Basements, cellars or crawl spaces shall be structurally sound, maintained in good repair and free from water infiltration and accumulation.*
- c.** The wall paper is peeling in the small bedroom, the carpet is torn and loose. **Section 5** of the Minimum Housing and Health Standards made under Alberta Regulation 173/99, Housing Regulation 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.*

**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 tenants 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. Provide windows for each bedroom that meet the requirements of the Minimum Housing and Health Standard.
  - b. Repair the basement to stop the infiltration of water.
  - c. Replace the carpet ,
  - d. Remove the damaged drywall, replace it and refinish it,
  - e. Refinish the ceiling where the tiles are water damaged or replace the damaged tiles.
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 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 6, 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 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, AB T5J 1S6  
Phone: 780-427-2813  
Fax: 780-422-0914  
E-mail: [health.appealboard@gov.ab.ca](mailto:health.appealboard@gov.ab.ca)

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)*