

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

To: Peter Timothy Morrison
the Owner

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

RE: Those housing premises located in Spirit River, Alberta and municipally described as:
4913 44 Avenue

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. Smoke alarms are not in good working order
- b. Inadequate egress in rooms used for sleeping
- c. Unsatisfactory bedroom ventilation
- d. Exterior doors are not in good repair and are not weatherproof
- e. Front exterior door is stuck in an open position and cannot be secured
- f. The home is sloped and may not be structurally sound
- g. Windows for the enclosed front mudroom are missing
- h. An area of flooring is visibly damp with high moisture readings
- i. Attic access panel has rotting water damaged materials and may be allowing for water to infiltrate into the home
- j. Strong sewage smell in the bathroom
- k. Inadequate ventilation in the bathroom
- l. The shower has no shower head
- m. Bathroom sink faucet is damaged
- n. Lack of floor covering in a room
- o. Large gap in floor covering at transition points between rooms
- p. Multiple walls have holes and damage
- q. Loose cables and/or wires hanging at a low height
- r. Excessive amounts of dirt, dust and debris throughout home

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. The smoke alarms are not in good working order which is in contravention of section 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 in the hallway.

- b. Inadequate egress in rooms used for sleeping. This is in contravention to section 3(b)(1) of the Minimum Housing and Health Standards that states buildings of 3 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.
- c. Unsatisfactory bedroom ventilation which is in contravention to section 4(a,b) of the Minimum Housing and Health Standards which states: All rooms used for sleeping shall be provided with an openable window area of 0.28 sq. m (3.0 sq. ft.) or mechanical ventilation in conformance with the requirements of the Alberta Building Code.
- d. All exterior doors are not in good repair and are not weatherproof. This is in contravention of section 2(b)(i) of the Minimum Housing and Health Standards which states: All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof.
- e. Front exterior door is stuck in an open position and cannot be secured which is not complaint to section 3(a) of the Minimum Housing and Health Standards stating that exterior windows and doors shall be capable of being secured.
- f. The home is sloped and may not be structurally sound. This condition is not compliant to section 1(b) of the Minimum Housing and Health Standards which states: Basements, cellars or crawl spaces shall be structurally sound, maintained in good repair and free from water infiltration and accumulation.
- g. Windows for the enclosed front mudroom are missing which is in contravention of section 2(b)(i) of the Minimum Housing and Health Standards that states: All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof.
- h. An area of flooring is visibly damp with high moisture readings. This condition is in contravention of section 1(b,d) of the Minimum Housing and Health Standards which states that basements, cellars or crawl spaces shall be structurally sound, maintained in good repair and free from water infiltration and accumulation. Repairs or modifications of any structural element of the housing premises may require the design and/or supervision of a professional structural engineer or a Safety Codes Officer (Building Discipline).
- i. Attic access panel has rotting water damaged materials and may be allowing for water to infiltrate into the home is in contravention to section 1(c) of the Minimum Housing and Health Standards which states: Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.
- j. Strong sewage smell in the bathroom is in contravention to section 5(2) of the Alberta Regulation 173/99 which states that 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.

- k. Inadequate ventilation in the bathroom is in contravention of section 7(c) of the Minimum Housing and Health Standards which states that all rooms containing a flush toilet and/or bathtub or shower shall be provided with natural or mechanical ventilation.
- l. The shower has no shower head is not compliant to sections 6(c) & 7(a) of the Minimum Housing and Health Standards which states: Every housing premises shall be provided with plumbing fixtures of a bathtub or shower that shall be serviceable, free from leaks, trapped and vented to the outside.
- m. Bathroom sink faucet is damaged. This condition is in contravention to sections 6(c) & 7(a) of the Minimum Housing and Health Standards which requires: The basin shall be supplied with hot and cold running water, serviceable, free from leaks, trapped and vented to the outside.
- n. The lack of floor covering in a room is in contravention of section 5 of the Minimum Housing and Health Standards which 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.
- o. Large gap in floor covering at transition points between rooms rendering it not easy to clean as well as a tripping hazard. This condition is in contravention of section 5 of the Minimum Housing and Health Standards which 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.
- p. Multiple walls have holes and damage. This condition is in contravention of section 5 of the Minimum Housing and Health Standards which 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.
- q. Loose cables and/or wires hanging at a low height is in contravention to section 5(2) of the Alberta Regulation 173/99 which states that 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.
- r. Excessive amounts of dirt, dust and debris throughout home. This condition is in contravention to section 16 of the Minimum Housing and Health Standards which states: 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.

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 8, 2021.
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 functional smoke alarms to be installed adjacent to sleeping rooms;
 - b. Ensure all rooms used for sleeping purposes are equipped with adequate means of emergency egress;
 - c. Ensure all rooms used for sleeping have natural or mechanical ventilation conforming to the requirements of the Alberta Building Code;
 - d. Ensure all exterior doors are in good repair and weatherproof condition;
 - e. Ensure all exterior doors are capable of being closed and locked/secured;
 - f. Obtain the services of a Certified Safety Codes Officer and/or Structural Engineer to ensure home is structurally sound. Complete repairs are required;
 - g. Ensure home is weatherproof by installing windows or other durable weatherproof barrier where required;
 - h. Investigate source of water infiltration causing wet subfloor and repair. Remove and replace water damaged materials.
 - i. Investigate source of water infiltration from attic access and repair as required. Water damaged and rotted building materials must be replaced;
 - j. Investigate the sewer stack in bathroom for proper venting and drainage;
 - k. Ensure the bathroom has adequate natural or mechanical ventilation;
 - l. Ensure the shower is equipped with a functional shower head;
 - m. Ensure the bathroom sink faucet is in good repair;
 - n. Install floor covering where absent;
 - o. Install floor covering at room transition points so as to be level and without gaps or loose materials;
 - p. Patch, repair, and seal damaged walls;
 - q. Relocate and/or remove low-hanging loose cables and/or wires;
 - r. Cleanup all dirt, dust and debris throughout home;
 - s. Produce a satisfactory report from a Certified Safety Codes Officer under the Safety Codes Act.
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 10, 2021
Confirmation of a verbal order issued to Peter Morrison on September 16, 2021

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, ATB Place North Tower
10025 Jasper Avenue NW
Edmonton, Alberta, T5J 1S6
Phone: 780-222-5186
Fax: 780-422-0914
Email: HealthAppealBoard@gov.ab.ca
Website: <https://www.alberta.ca/public-health-appeal-board.aspx>

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: <https://www.alberta.ca/health-standards-and-guidelines.aspx>