

ORDER OF AN EXECUTIVE OFFICER

To: Trent Kelemen
"the Owner"

RE: Those housing premises located in Grande Prairie, Alberta and municipally described as:
8060 100 Street - Unit 97, Grande Prairie, Alberta T8V 6H7

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:

manner the prevention or suppression of disease, namely:

- a. Lack of adequate emergency egress in the south-end bedroom
- b. Lack of smoke alarms in the bedroom
- c. Lack of protective cover on electrical wiring on the ceiling and walls
- d. Lack of thermostat cover on thermostat wiring
- e. Lack of properly sealed ceilings in the south end living room and washroom
- f. Lack of smooth and easy to clean surfaces on the walls and doors.
- g. Water damaged floor coverings and dry wall beneath the kitchen sink
- h. Lack of operational vent hood fan on the stove
- i. Damaged exterior cladding near the deck
- j. Lack of insect screen on one of the bedroom windows and broken screen on another window
- k. Missing and peeling caulking in some parts of the bathtub

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. Lack of adequate emergency egress in the south-end bedroom is in contravention of Section 3(b)(ii) of the Minimum Housing and Health Standards which states "Windows shall

provide unobstructed openings with areas not less than 0.35 square metres (3.8 sq. ft.) with no dimension less than 380 mm (15 inches)".

- b. Lack of smoke alarms in the bedroom is in contravention of Section 12 of the Minimum Housing and Health Standards which 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."
- c. Lack of protective cover on electrical wiring on the ceiling and walls is in contravention of Section 11 of the Minimum Housing and Health Standards which states "Outlets, switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition"
- d. Lack of thermostat cover on thermostat wiring walls is in contravention of Section 11 of the Minimum Housing and Health Standards which states "Outlets, switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition"
- e. Lack of properly sealed ceilings in the south end living room and washroom 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."
- f. Lack of smooth and easy to clean surfaces on the walls and doors 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."
- g. Water damaged floor coverings and dry wall beneath the kitchen sink doors is in contravention of Section 5 of the Minimum Housing and Health Standards which states "Rooms and sections of rooms that are used for food preparation and cooking shall have floors constructed of materials which do not provide harbourage to dirt, grease, vermin and bacteria and that are easily kept clean"
- h. Lack of operational vent hood fan on the stove is in contravention of Section 5(2) of the Alberta Regulation '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"
- i. Damaged exterior cladding near the deck doors is in contravention of Section 2(a) of the Minimum Housing and Health Standards which states "The roof and exterior cladding of walls shall be maintained in a waterproof, windproof and weatherproof condition."
- j. Lack of insect screen on one of the bedroom windows and broken screen on another window is in contravention of Section 2(b)(iii) of the Minimum Housing and Health Standards which states "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."

- k. Missing and peeling caulking in some parts of the bath tub is in contravention of Section 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"

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. Provision of adequate emergency egress in the south-end bedroom
 - b. South end bedroom should not be used as a bedroom until egress is provided and confirmed by PHI
 - c. Smoke alarm is provided in the south end bedroom.
 - d. Electrical wiring on the ceiling and walls is well covered.
 - e. The thermostat is provided over the wires and temperature can be controlled.
 - f. Ceilings are properly sealed in the south end living room and washroom.
 - g. Walls and doors are repaired and maintained in a smooth, easy to clean and non-absorbent manner.
 - h. Floor and drywalls beneath the kitchen sink are replaced and all water damaged materials are removed.
 - i. Provision of an operational vent hood fan on the stove
 - j. Repair of exterior cladding near the deck
 - k. Provision of adequate insect screen on all the windows
 - l. Proper caulking of the bathtub
 - m. Repainting and maintenance of bathtub in a smooth, easy to clean and non-absorbent condition.
2. The work referred to in paragraph 1 shall be completed by August 5, 2023.

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.

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DATED at Grande Prairie, Alberta, July 10th, 2023.

Confirmation of a verbal order issued to Trent Kelemen on July 4th,2022.

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 the Public Health Appeal Board or visiting their website.

Health Legislation, Regulations and Standards

Electronic versions of the Public Health Act and Regulations are available at the Alberta King's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or <https://www.alberta.ca/alberta-kings-printer.aspx>.

Health Legislation and regulations are available for purchase. Please contact Alberta King's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or <https://www.alberta.ca/alberta-kings-printer.aspx>.

Copies of standards are available by visiting: <https://www.alberta.ca/health-standards-and-guidelines.aspx>

Template revised October 13, 2022

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<https://www.ahs.ca/eph>