

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

To: Sean Leonard
"the Owner"

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

RE: Those housing premises located in Grande Prairie, Alberta and municipally described as: **(Basement Suite) - 9426 – 70 Avenue, T8V 5B8 - Lot: 24, Block: 35, Plan: 7921792.**

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. The basement suite (lowest level) contains two (2) sleeping rooms, however; there were no windows present (leading to the exterior) within either room.
- b. The stairwell leading to the basement suite did not contain a secure handrail.
- c. This suite appeared to contain a sink, counterspace, cupboards, and a functional fridge / freezer, however, there was no cooking equipment (i.e. a stove) noted.

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 basement suite (lowest level) appeared to contain two (2) sleeping rooms, however, there were no windows present (leading to the exterior) within either room. **Section 3(b)(i)(ii) of the Alberta Minimum Housing and Health Standards** states the following: *"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. Windows referred to in section 3(b)(i) shall provide unobstructed openings with areas not less than 0.35 m² (3.8ft²), with no dimension less than 380 mm (15")."*
- b. The stairwell leading to the basement suite did not contain a secure handrail. **Section 3(c)(i) of the Alberta Minimum Housing and Health Standards** states the following: *"Inside or outside stairs or porches including all treads, risers, supporting structural members, handrails, guards and balconies, shall be maintained in good repair and shall comply with the requirements of the Alberta Building Code or a Professional Engineer design."*

- c. This suite appeared to contain a sink, counterspace, cupboards, and a functional fridge / freezer, however, there was no cooking equipment (i.e. a stove) noted. **Section 14(a)(iv) of the Alberta Minimum Housing and Health Standards** states the following: *“Every housing premises shall be provided with a food preparation area, which includes: a stove and a refrigerator that are maintained in a safe and proper operating condition. The refrigerator shall be capable of maintaining a temperature of 4 degrees C. (400F).”*

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 **July 17, 2024**.
2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. DO NOT allow occupancy of this suite (separately) for accommodation purposes as there are no windows present (within both sleeping rooms) for emergency egress purposes.
 - b. Install a secure handrail on the stairwell leading to the basement.
 - c. Install a stove / oven within this suite that meets or exceeds the Alberta Building Code. Ensure approval is granted by the local municipality prior to purchase / installation.
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, July 17, 2024

Confirmation of a verbal order issued to **Melissa Martin on July 16, 2024.**

Executive Officer
Environmental Health Officer

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

Copy AHS

Grande Prairie • Public Health Centre • Environmental Public Health

10320 – 99 Street Grande Prairie, Alberta, Canada T8V 6J4

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