

ORDER OF AN EXECUTIVE OFFICER

To: 863056 Alberta Ltd.
"the owner"

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

RE: The housing premises located in Edmonton, Alberta and municipally described as:
20904 Stony Plain Road (Royal Scot Motel), Edmonton AB

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:

Room 1

- a. The laminator floor covering was lifting.

Room 2

- b. The laminator floor covering was lifting.
- c. The bathroom floor tiles were in disrepair, and renovations were not completed.

Room 4

- d. The bathtub surrounding was in disrepair.
- e. There was water damage on the loor tiles adjacent to bathtub.

Room 6 and 7

- f. The laminator floor covering in the back area of room 6 and 7 was lifting.
- g. The bathroom door was in disrepair. The sinside frame panel was off.
- h. The bathroom switch was missing its electrical plate cover.

Room 8

- i. The laminator floor covering was lifting.
- j. There was water damage on bathtub surrounding.
- k. The light fixture in the bedroom was not operational.

Room 9

- l. There was extensive water damage and mould growth in the bathroom shower wall. The area had been opened for repairs.

Room 12

- m. There was water damage and mould growth observed on the SE corner drywall of the bedroom.

- n. There was extensive water condensation and staining on the ceilings all throughout the room. It was observed in the living room, bedroom and bathroom.
- o. The bathtub faucet was dripping.
- p. The smoke alarm was not operational as it had been removed.

Room 16

- q. There was water damage and mould growth observed on living room window sill.
- r. Paint was peeling on the bathroom ceiling.
- s. The bathtub was unclean and the bathtub surround was in disrepair. It needed to be cleaned and the surround resealed.
- t. The living room window pane was broken, there was water accumulation was between the window panes.

Room 17

- u. There was no window screen on the openable window.

Room 18

- v. An electrical outlet was missing its plate cover.
- w. The handsink basin was cracked.

Room 20

- x. The bathroom drywall was damaged. Holes were noted.

Room 21

- y. The thermostat was not and the cover was missing.

Room 23

- z. The laminator floor covering was lifting.
- aa. The flooring in the bathroom was in disrepair. There were cracked and broken ceramic tiles in the bathroom.
- bb. The electrical switch cover in the bathroom was broken.

Room 24

- cc. There was water stains on the bathroom ceiling.

Room 27

- dd. An electrical switch cover was missing its plate cover.

Room 28

- ee. The laminator floor covering was lifting.

Room 29

- ff. The drywall was in disrepair. The wall above the air-conditioner was damaged.

Common area

- gg. There were several electrical outlet covers in the laundry room that were missing electrical plate covers.

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. Violations [a], [b], [c], [f], [i], [n], [r], [x], [z], [aa], [cc],[ee] and [ff] are in the contravention of section III(5) of the Minimum Housing and Health Standards which states that: 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.
- b. Violations [d], [e], [g], [j] and [s] are in the contravention of section III(5)(a) of the Minimum Housing and Health Standards which states that: 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.
- c. Violations [l], [m] and [q] are in the contravention section III(1)(c) of the Minimum Housing and Health Standards which states that: Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.
- d. Violation [h], [K], [v], [bb], [dd], and [gg] are in contravention of section IV(11) of the Minimum Housing and Health Standards which states that: Every housing premises shall be supplied with electrical service. Outlets, switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition.
- e. Violation [o] is in contravention of section IV (6) (c) of the Minimum Housing and Health Standards which states: all plumbing fixtures shall be serviceable, free from leaks, trapped and vented to outside.
- f. Violation [p] is in contravention of section IV(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 within the hallway.
- g. Violation [t] is in contravention of section III(2)(b)(i) of the Minimum Housing and Health Standards which states that: All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof
- h. Violations [u] and [aa] are in contravention of section III(2)(b)(iii) of the Minimum Housing and Health Standards which states that: 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.
- i. Violation [w] and [y] are in the contravention of Housing Regulation section 5(2) which states: 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.

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. Retain the services of an Environmental Consultant or Industrial/Occupational Health Hygienist, approved by Alberta Health Services prior to the commencement of renovation or repairs:
 - (i) As this premises was built prior to 1990, the presence of asbestos within building materials is likely thus all precautions must be taken. Ensure proper removal/handling of impacted materials following current codes and standards. The consultant must assess the conditions within the above noted premises including performing applicable sampling for asbestos containing materials.
 - (ii) In the event asbestos is present provide, Environmental Public Health with a written asbestos management/abatement plan in accordance with the Alberta Occupational Health and Safety Code for Asbestos abatement.
 - (iii) Once the above is completed have the environmental consultant assess the conditions within the above noted premises for all water damaged materials and mould. A full pre-mould remediation inspection report is required and at a minimum the report must describe the building construction, finishes, materials and components and recommendations for restoration.
 - (iv) All hazardous building materials are to be properly managed and disposed of in accordance with government standards and guidelines and industry codes of practice. Once the materials have been removed, a post-mould remediation report is required which will include environmental air quality sampling and photographic evidence that all mouldy material has been removed. Testing and reporting shall follow the requirements outlined in Alberta Health Services' Fungal Air Testing Protocol.
 - b. Identify and remove the source of water causing water condensation, damage and mould growth in the rooms.
 - c. Remove or replace all building materials that have been damaged or show evidence of rot or other deterioration. Ensure all building materials are in good repair and easy to clean.
 - d. Repair or replace all the affected finishes. Ensure all walls, windows, ceilings, floors, and floor coverings are maintained in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean.
 - e. Repair and /replace all damaged walls and flooring in the washrooms. All 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.

- f. Install electrical plate covers on all outlets and switches. Ensure all light switches, electrical outlets, and lights are properly installed and maintained in a good and safe working condition.
 - g. Install a working smoke alarm in each sleeping area. Ensure smoke alarms area installed in all rooms and in good repair and operational at all times.
 - h. Repair the bathtub faucet so it is free of leaks. Ensure all plumbing fixtures area serviceable, free from leaks, trapped and vented to outside and in good repair.
 - i. Repair the cracked or broken windows and glass on the door. Ensure all windows and exterior doors are maintained in good repair, free of cracks and weatherproof . Ensure that all windows and exteriors can be secured.
 - j. Provide insect screens on windows 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 must be supplied with effective screens.
 - k. Repair the cracked handsink basin in room 18, and remove the no longer operational thermostat in room 21. Ensure no nuisance conditions exist in or about the premises.
2. The work referred to in paragraph 1 shall be completed by **May 3, 2017**. with the exception of sub-paragraph g which shall be started **immediately**. **In the event that rooms become vacant, they are to remain vacant until all the work in paragraph 1 has been complied with and an inspection is performed by an Environmental Health Officer with Alberta Health Services.**

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 Edmonton, Alberta, April 3, 2017

_____ (Original Signed) _____
Dengzhong Wang, CPHI(C)
Executive Officer
Alberta Health Services

tel: (780) 735-1783 fax: (780) 735-1801

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, Alberta, T5J 1S6
Phone: 780-222-5186
Fax: 780-422-0914
Email: HealthAppealBoard@gov.ab.ca
Website: <http://www.health.alberta.ca/about/PHAB.html>

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: www.health.alberta.ca/about/health-legislation.html