

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

To: Trevor Lendrum

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

RE: Those housing premises located in Lethbridge, Alberta and municipally described as:
1105 Ventura Road N

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. Some windows have broken opening mechanisms and, as such, do not completely seal closed for adequate weatherproofing.
- b. Multiple finishing concerns noted including, but not limited to:
 - i) The flooring throughout much of the home is in very poor condition.
 - ii) Many missing baseboards.
 - iii) Missing vent covers.
 - iv) Missing trim around front door.
 - v) Missing transition strips between rooms.
 - vi) Multiple doors with holes in them.
- c. There are missing outlet covers and switch plates. At least one outlet is broken as well.
- d. There is currently no toilet installed in the main upstairs bathroom.
- e. The basement railing is currently not in place.

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. Some windows have broken opening mechanisms and, as such, do not completely seal closed for adequate weatherproofing which 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.

- b. Multiple finishing concerns noted which is in 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.
- c. There are missing outlet covers and switch plates. At least one outlet is broken as well which is 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.
- d. There is currently no toilet installed in the main upstairs bathroom which is in contravention of section IV(7)(d)(i, ii, iii) of the Minimum Housing and Health Standards which states that: Occupants of a housing premises with more than one dwelling unit may share a flush toilet, wash basin and bathtub or shower provided that: the occupants have access to the washroom facility without going through another dwelling or outside of the building; and the facility is located on the same floor as, or on the next storey up or down from the floor on which the suite is located; and each group of plumbing fixtures (toilet, washbasin, bathtub or shower) shall not serve more than eight persons.
- e. The basement railing is currently not in place which is in contravention of section III(3)(c) of the Minimum Housing and Health Standards which states that: Inside or outside stairs or porches including all treads, risers, supporting structural members, rails, 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.

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 any tenants vacate the above noted premises on or before December 31, 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. Ensure all windows are in good repair and are weatherproof.
 - b. Ensure all finishes are in good repair.
 - c. Ensure all outlets and switches are in good condition and are covered.
 - d. Ensure bathroom fixtures are properly installed and working as intended.
 - e. Ensure basement railing is re-installed.
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 Lethbridge, Alberta, December 31, 2021.
Confirmation of a verbal order issued to Trevor Lendrum on December 29, 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: www.health.alberta.ca/about/health-legislation.html

Lethbridge • Lethbridge Community Health • South Zone

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www.albertahealthservices.ca/eph.asp