

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

To: Avenue Living
“the Owner”

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

RE: Those housing premises located in Lethbridge, Alberta and municipally described as:
268 7A Avenue S – Unit 202.

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. Many floor coverings in this unit were removed due to water damage from a burst pipe in the unit above.
- b. Both bedroom windows had padlocked security bars on them. These greatly reduce the openable area for emergency egress.
- c. The previous tenants of this unit provided recent photos and video evidence of cockroach activity in this unit.

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. Many floor coverings in this unit were removed due to water damage from a burst pipe in the unit above 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.
- b. Both bedroom windows had padlocked security bars on them. These greatly reduce the openable area for emergency egress which is in contravention of section III(3)(b)(ii) of the Minimum Housing and Health Standards which states that: If the window referred above is provided with security bars, the security bars shall be installed so they may be opened from the inside without the use of any tools or special knowledge.
- c. The previous tenants of this unit provided recent photos and video evidence of cockroach activity in this unit which is in contravention of section V(16)(a) of the Minimum Housing and Health Standards which states that: The owner shall ensure that the housing premises are free of insect and rodent infestations.

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 January 24, 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. Install new flooring throughout the unit.
 - b. Remove the security bars from the bedroom windows.
 - c. Provide this office with a thorough pest control plan for this entire building. This must include:
 - i) The name of the Certified/Licensed pest control company contracted to complete pest assessments and treatment.
 - ii) The contact information for the contracted pest control company.
 - iii) Avenue Living policies and procedures for immediate actions when a pest notification/complaint is received.
 - iv) Avenue Living policies and procedures for treating and monitoring suites adjacent to a unit positive for pests.
 - v) Avenue Living policies and procedures for addressing pests and sanitation issues in the common areas of the building.
 - vi) Frequency of treatment for units with confirmed pests.
 - vii) Methods of treatment (Chemical Spray, Bait, etc.). This must include the types of chemicals used.
 - viii) Frequency of monitoring for pests in the premises, including details on routine monitoring and frequency.
 - ix) Method of monitoring (eg. Sticky traps – the number, the locations placed, when and where they are used, tenant interviews related to pest activity; etc.).
 - x) Any and all pest control preparation notification and instructions provided to the tenants.
 - xi) Procedures for tenants that have not prepared their units accordingly.
 - d. Provide this office with detailed monthly pest control records for this building.
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, January 24, 2025

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>

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