

ORDER OF AN EXECUTIVE OFFICER CLOSED FOR TENANT ACCOMMODATION PURPOSES

To: AVENUE LIVING (2014) GP LTD.; Avenue Living Communities Ltd.; Madison Howell;
Mae Cote
“the Owner”

RE: Those housing premises located in Brooks, Alberta and municipally described as: 524
1A Avenue E, Unit 111

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. Floor transition from hallway to bedroom has popped up from the floor.
- b. Drawers are removed from the kitchen cabinets.
- c. The bathroom tap was leaking continuously so Avenue Living maintenance shut off the tap.
- d. The living room window does not lock.
- e. Mouse droppings were found in the kitchen and storage room.
- f. The bathroom cabinet under the sink is water damaged.
- g. Apartment entrance door metal exterior is lifting.

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. Floor transition from hallway to bedroom has popped up from the floor. This contravenes 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. Drawers are removed from the kitchen cabinets. This contravenes 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. The bathroom tap was leaking continuously so Avenue Living maintenance shut off the tap. This contravenes section IV(6)(a) of the Minimum Housing and Health Standards which states that: The plumbing system, including fixtures, shall be maintained in a proper operating condition.
- d. The living room window does not lock. This contravenes section III(3)(a) of the Minimum Housing and Health Standards which states that: Exterior windows and doors shall be capable of being secured.
- e. Mouse droppings were found in the kitchen and storage room. This contravenes section V(16) and (16)(a) of the Minimum Housing and Health Standards which states that: The

owner shall ensure that all rooms and other areas used in common by the occupants of the individual dwellings are maintained in a clean and sanitary condition. The owner shall ensure that the housing premises are free of insect and rodent infestations.

- f. The bathroom cabinet under the sink is water damaged. This contravenes 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.
- g. Apartment entrance door metal exterior is lifting. This contravenes 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.

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 Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Screw in floor transition tight and flush with the floor.
 - b. Repair and replace drawers.
 - c. Repair or replace bathroom faucet fixture.
 - d. Repair or install lock on living room window.
 - e. Apply integrated pest control to the unit and building to eliminate rodents.
Remove all mouse droppings in unit and clean and sanitize the unit.
 - f. Remove water damaged material and repair bathroom cabinet.
 - g. Repair or replace apartment door.
- 2. 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 Brooks, Alberta, February 25, 2025.

Confirmation of a verbal order issued to Madison Howell and Mae Cote on February 24, 2025.

Executive Officer
Environmental Health Office

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>

Environmental Public Health – South Zone

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www.ahs.ca/eph