

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 201

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. A piece of baseboard in the hallway is worn, exposing the MDF underneath. The linoleum floor in the kitchen, where the fridge was, is ripped.
- b. The baseboard attached to bathroom cabinet is water damaged.
- c. The side wall of the kitchen sink cabinet is made from a piece of countertop that has MDF on the back. The MDF is covered in cockroach feces and cannot be cleaned.
- d. The grout on the kitchen tile countertop next to the stove is worn down, porous, and hard to clean.
- e. Bathroom cabinet fronts are water damaged.
- f. One bedroom windowpane is cracked. Another bedroom windowpane is misaligned, creating a gap.
- g. The patio screen door is missing.

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. A piece of baseboard in the hallway is worn, exposing the MDF underneath. The linoleum floor in the kitchen, where the fridge was, is ripped. This contravenes sections III(5) and III(5)(b) 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. Rooms and sections of rooms that are used for food preparation and cooking shall have walls and floors constructed of materials which do not provide harbourage to dirt, grease, vermin and bacteria and that are easily kept clean.
- b. The baseboard attached to bathroom cabinet is water damaged. This contravenes 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. The side wall of the kitchen sink cabinet is made from a piece of countertop that has MDF on the back. The MDF is covered in cockroach feces and cannot be cleaned. This contravenes section IV(14)(a)(ii) of the Minimum Housing and Health Standards which states that: Every housing premises shall be provided with a food preparation area, which includes cupboards or other facilities suitable for the storage of food.
- d. The grout on the kitchen tile countertop next to the stove is worn down, porous, and hard to clean. This contravenes section IV(14)(a)(iii) of the Minimum Housing and Health Standards which states that: Every housing premises shall be provided with a food preparation area, which includes a counter or table used for food preparation which shall be of sound construction and furnished with surfaces that are easily cleaned.
- e. Bathroom cabinet fronts are 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.
- f. One bedroom windowpane is cracked. Another bedroom windowpane is misaligned, creating a gap. 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.
- g. The patio screen door is missing. This contravenes 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.

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. Replace kitchen flooring to be continuous, smooth, and cleanable. Replace baseboard in hallway with a cleanable finish that is non-absorbent to moisture.
 - b. Replace water damaged baseboard with water resistant baseboard material and caulking.
 - c. Replace kitchen sink cabinet and the kitchen sink countertop unit.
 - d. Re-grout the tiles on the kitchen counter and apply a cleanable, protective sealant to the grout.
 - e. Replace the cabinet fronts.
 - f. Replace cracked windowpane. Repair or replace misaligned window to eliminate the gap.
 - g. Replace the patio screen 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 26, 2025

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

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>

Environmental Public Health – South Zone

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www.ahs.ca/eph