

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

**To:** YK Tam

**And To:** All Occupants of the following Housing premises:

**RE:** Those housing premises located in Lethbridge, Alberta and municipally described as:  
638 8 Street S – Unit 1

**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. Evidence of rodents noted throughout home. Droppings observed in kitchen cupboards and on basement floor.
- b. Basement carpet is covered in animal excrement and general filth. It is not cleanable.
- c. Some of the light cover panels in the kitchen are broken, missing or very dirty on the inside, indicating a plumbing leak.
- d. There was junk and debris left over from years of previous tenants observed in the basement.
- e. Bathroom fan doesn't work properly.
- f. Towel racks ripping out of wall, held in place by tape.
- g. Door to basement is very broken.
- h. Main plumbing stack periodically leaks in the basement.
- i. Bathroom vanity door has completely fallen off.
- j. Caulking around tub is in poor condition.
- k. Surface mould has developed on the ceiling of the bathroom above the shower.
- l. All walls of the upstairs bathroom are covered in cracked, moisture damaged paint and are not cleanable.

- m. Carpet in bedroom is extremely soiled and incapable of being properly cleaned.
- n. Stove is not in good condition and does not work as intended.

**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. Evidence of rodents noted throughout home. Droppings observed in kitchen cupboards and on basement floor 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.
- b. Basement carpet is covered in animal excrement and general filth. It is not cleanable 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. Some of the light cover panels in the kitchen are broken, missing or very dirty on the inside, indicating a plumbing leak 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.
- d. There was junk and debris left over from years of previous tenants observed in the basement which is in contravention of section 5(2) of the Housing Regulation which states that: 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.
- e. Bathroom fan doesn't work properly which is in contravention of section IV(7)(c) of the Minimum Housing and Health Standards which states that: All rooms containing a flush toilet and/or bathtub or shower shall be provided with natural or mechanical ventilation.
- f. Towel racks ripping out of wall, held in place by tape which is in contravention of section 3(1)(a)(iii) of the Housing Regulation which states that: an owner shall ensure that the housing premises are in good repair.
- g. Door to basement is very broken which is in contravention of section 3(1)(a)(iii) of the Housing Regulation which states that: an owner shall ensure that the housing premises are in good repair.
- h. Main plumbing stack periodically leaks in the basement leak which is in contravention of section IV(6)(a) of the Minimum Housing and Health Standards which states that: The plumbing system and the sanitary drainage system or private sewage disposal system, as the case may be, including drains, fixtures, traps, vents, stacks, waste disposal

facilities, pumpout sewage holding tanks, septic tanks and the disposal system shall be maintained in a proper operating condition.

- i. Bathroom vanity door has completely fallen off which is in contravention of section 3(1)(a)(iii) of the Housing Regulation which states that: an owner shall ensure that the housing premises are in good repair.
- j. Caulking around tub is in poor condition which is in 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.
- k. Surface mould has developed on the ceiling of the bathroom above the shower which is in contravention of 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.
- l. All walls of the upstairs bathroom are covered in cracked, moisture damaged paint and are not cleanable 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.
- m. Stove is not in good condition and does not work as intended which is in contravention of section IV(14)(a)(iv) of the Minimum Housing and Health Standards which states that: Every housing premises shall be provided with a food preparation area, which includes: a stove and a refrigerator that are maintained in a safe and proper operating condition. The refrigerator shall be capable of maintaining a temperature of 4°C.

**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 July 30, 2020.
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 rodent issue is addressed and all areas with rodent droppings are thoroughly cleaned and sanitized.
  - b. Remove and discard all the carpet from the basement. Ensure the floor is thoroughly cleaned and sanitized.
  - c. Replace all broken or missing light cover panels and ensure there are no plumbing issues above them.

- d. Remove all junk, debris, furniture and old building materials left behind from previous tenants.
  - e. Replace bathroom fan.
  - f. Repair, replace or remove towel rack and ensure housing premises is in good repair.
  - g. Replace basement door.
  - h. Ensure plumbing leaks are properly addressed.
  - i. Ensure all vanities and cupboards are in good repair.
  - j. Ensure tub is adequately sealed against water.
  - k. Ensure surface mould is thoroughly cleaned and sanitized.
  - l. Ensure all cracked and peeling paint is removed and the walls are repainted.
  - m. Replace old broken stove with a stove that is in proper operating condition (eg. 4 working burners and a working oven).
3. That the Owner secure the premises against unwanted entry after the tenant has vacated.
  4. 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, July 2, 2020

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Mark Albiez BSc, BEH(AD), **CPHI(C)**  
**Executive 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](mailto: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](http://www.qp.gov.ab.ca).

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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](http://www.health.alberta.ca/about/health-legislation.html)

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Lethbridge • Lethbridge Community Health • South Zone

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[www.albertahealthservices.ca/eph.asp](http://www.albertahealthservices.ca/eph.asp)