

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

To: **AMIR IFTIKHAR**
“the Owner”

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

RE: Those housing premises located in Brooks, Alberta and municipally described as:
75 Greenbrook Road E

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 wall electrical outlet cover is missing in the basement suite living room.
- b. Rock tile backsplash in basement kitchen is not readily cleanable and a tile is missing. There is a gap between the counter and backsplash where moisture and food particles can get caught.
- c. There is a crack in the linoleum tiles around the toilet in one bathroom. The next bathroom has gaps between the white marble tiles and the floor transition is missing between the bathroom and hallway floor. Grime is accumulating between gaps and edge of flooring. Transition between basement floor bathroom and common area is missing, exposing a gap between flooring. Heat vent covers are missing in various places in the house.
- d. The base of the kitchen cabinet connected the counter in the kitchen upstairs is water damaged, and there is a small patch of mold inside. There are holes accessed by mice in the large kitchen pantry and a small hole on the base of the kitchen cabinet.
- e. Front door is left unlocked. A total of fourteen tenants upstairs and downstairs, plus two guests, share a key to enter the house, but the system is not keeping the home secure.
- f. Three of the five basement rooms used for sleeping do not contain a window for emergency egress. One basement bedroom window is blocked by an enclosed porch, and another appears non-functional and is also blocked by an enclosed porch. An upstairs bedroom connected to an enclosed porch has no window. One bedroom window has a broken crank, making it hard to open, while another is secured with a screw and rope tie, which is unsafe and not an acceptable closure.
- g. The handrail on the back patio steps is disconnected at the top, and a handrail is missing on the basement stairs.

- h. There is clear evidence of a significant mouse infestation. A live mouse was seen behind garbage and debris near the back porch entrance. The kitchen cabinets have chew holes, mouse feces, shredded paper from mice, and a dead mouse carcass was found in a kitchen drawer. Every bedroom on the main floor had mouse feces on the floor and window frames. Mouse feces were also found at the bottom of the basement stairs. The basement furnace room had mouse feces in every corner, on top of the hot water tank, and three dead mouse carcasses on the floor.
- i. Garbage bags are piled outside the house and in the back porch entrance, and one broken bag with food debris is frozen in the ice. Garbage is also accumulated under the enclosed porch. Mattresses and box springs are stacked outside in the backyard, and litter is scattered in both the front and backyard.
- j. Bedrooms are in all four corners of the house and smoke alarms are not in sufficient number or placement. There is one smoke alarm in the kitchen and one in front of the hallway leading to bedrooms. There are no smoke alarms within the hallway with bedrooms or between the kitchen and corner bedroom near the garage.
- k. Shower surround panels are letting go and sealed with duct tape in one of the bathrooms. Duct tape is not cleanable and is susceptible to moisture over time.
- l. Insect screen in the living room is removed and not the correct size for the window. Living room window crank handle is broken.

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 wall electrical outlet cover is missing in the basement suite living room. This contravenes section IV(11) of the Minimum Housing and Health Standards which states that: Outlets, switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition.
- b. Rock tile backsplash in basement kitchen is not readily cleanable and a tile is missing. There is a gap between the counter and backsplash where moisture and food particles can get caught. This contravenes section III(5)(b) of the Minimum Housing and Health Standards which states that: 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.
- c. There is a crack in the linoleum tiles around the toilet in one bathroom. The next bathroom has gaps between the white marble tiles and the floor transition is missing between the bathroom and hallway floor. Grime is accumulating between gaps and edge of flooring. Transition between basement floor bathroom and common area is missing, exposing a gap between flooring. Heat vent covers are missing in various places in the house. This contravenes sections III(5) and 5(a) 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 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.

- d. The base of the kitchen cabinet connected the counter in the kitchen upstairs is water damaged, and there is a small patch of mold inside. There are holes accessed by mice in the large kitchen pantry and a small hole on the base of the kitchen cabinet. 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.
- e. Front door is left unlocked. A total of fourteen tenants upstairs and downstairs, plus two guests, share a key to enter the house, but the system is not keeping the home secure. 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.
- f. Three of the five basement rooms used for sleeping do not contain a window for emergency egress. One basement bedroom window is blocked by an enclosed porch, and another appears non-functional and is also blocked by an enclosed porch. An upstairs bedroom connected to an enclosed porch has no window. One bedroom window has a broken crank, making it hard to open, while another is secured with a screw and rope tie, which is unsafe and not an acceptable closure. This contravenes sections III(3)(a), 3(b)(ii) and 3b(iii) which states that: Exterior windows and doors shall be capable of being secured. For buildings of 3 storeys or less and except where a bedroom door provides access directly to the exterior or the suite is sprinklered, each bedroom shall have at least one outside window which may be opened from the inside without the use of tools or special knowledge. Windows referred to in section 3(b)(i) shall provide unobstructed openings with areas not less than 0.35 m² (3.8ft²), with no dimension less than 380 mm (15").
- g. The handrail on the back patio steps is disconnected at the top, and a handrail is missing on the basement stairs. This contravenes section III(3)(c)(i) of the Minimum Housing and Health Standards which states that: Inside or outside stairs or porches including all treads, risers, supporting structural members, handrails, 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
- h. There is clear evidence of a significant mouse infestation. A live mouse was seen behind garbage and debris near the back porch entrance. The kitchen cabinets have chew holes, mouse feces, shredded paper from mice, and a dead mouse carcass was found in a kitchen drawer. Every bedroom on the main floor had mouse feces on the floor and window frames. Mouse feces were also found at the bottom of the basement stairs. The basement furnace room had mouse feces in every corner, on top of the hot water tank, and three dead mouse carcasses on the floor. This contravenes sections 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.
- i. Garbage bags are piled outside the house and in the back porch entrance, and one broken bag with food debris is frozen in the ice. Garbage is also accumulated under the

enclosed porch. Mattresses and box springs are stacked outside in the backyard, and litter is scattered in both the front and backyard. This contravenes section V(16) 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.

- j. Bedrooms are in all four corners of the house and smoke alarms are not in sufficient number or placement. There is one smoke alarm in the kitchen and one in front of the hallway leading to bedrooms. There are no smoke alarms within the hallway with bedrooms or between the kitchen and corner bedroom near the garage. This contravenes sections IV(12) and (12)(a) of the Minimum Housing and Health Standards which states that: Smoke alarms within dwellings shall be installed between each sleeping area and the remainder of the suite and, where hallways serve the sleeping areas; the smoke alarms shall be installed within the hallway. Smoke alarms shall be operational and in good repair at all times.
- k. Shower surround panels are letting go and sealed with duct tape in one of the bathrooms. Duct tape is not cleanable and is susceptible to moisture over time. This contravenes sections 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.
- l. Insect screen in the living room is removed and not the correct size for the window. Living room window crank handle is broken. This contravenes sections 2(b)(i) and (iii) of the Minimum Housing and Health Standards which states that: All windows and exterior doors shall be; maintained in good repair, [and] 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 occupants vacate the above noted premises on or before February 28, 2025
- 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 electrical outlet cover.
 - b. Repair kitchen wall to be cleanable.
 - c. Repair floor transitions and flooring in the bathroom to be smooth continuous and impervious to moisture for ease of cleaning. Replace floor heat vent covers.
 - d. Cut out and remove water damaged counter cabinet. Repair holes in kitchen cabinetry.
 - e. Develop separate secure entrances or install an automated locking system with fob or keypad which allows the house to be unlocked and locked easily by multiple users.

- f. Install bedroom windows with a minimum openable space of 3.8 square feet in all rooms used for sleeping purposes that do not contain or have functional windows. Remove blockage from windows under the enclosed porch. Repair window with a tie to have an easy opening and locking mechanism. Install window crank handle on the window missing the window crank handle.
 - g. Repair handrail on the patio steps and install handrail on the basement stairs.
 - h. Create a pest control plan. Contract certified pest control to eliminate mice and to investigate and address all pathways and entry points. Close up holes. Obtain a cleaning company that is equipped to conduct sanitation of the whole house.
 - i. Clean up all garbage in and around the house.
 - j. Move smoke alarm in the kitchen closer to the bedroom. Install an additional smoke alarm in the hallway for the bedrooms down the hall and a smoke alarm between the kitchen and bedroom near the garage.
 - k. Remove duct tape and glue down tub surround panels to be watertight or replace and install new shower surround.
 - l. Install window fly screen and repair window crank on living room window.
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 Brooks, Alberta, February 7, 2025
Confirmation of a verbal order issued to Amir Iktikhar on January 31, 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>

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Environmental Public Health – South Zone

440 3rd Street East, Brooks, AB T1R 1B3

www.ahs.ca/ep