

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

To: Stewart Alexander Allison
"the Owner"

Jennifer Allison
"the Owner"

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

RE: Those housing premises located in Edmonton, Alberta and municipally described as:
12326 103 Street NW T5G 2K3

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. Water services have been turned off at the property.
- b. Main floor bathtub is missing fixtures (faucet, knobs).
- c. Several broken or cracked windows noted throughout the home.
- d. Front porch steps and railing are in disrepair (broken treads, missing guards)
- e. Visible mould like growth noted on the north wall of basement.
- f. Multiple outlet/switch covers and electrical fixtures noted missing, exposed wiring electrical wiring noted throughout the home.
- g. No operational smoke alarm installed adjacent to sleeping areas.

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. Water services have been turned off at the property. This is in contravention of section 8(d) of the Minimum Housing and Health Standards, which states that "Every owner must ensure a continuous supply of electricity, water and heat unless the rental agreement stipulates that such utility services are the sole responsibility of the occupant."
- b. Main floor bathtub is missing fixtures (faucet, knobs). This is in contravention of section 7 of the Minimum Housing and Health Standards which states that: "Except where exempt by regulation, every housing premises shall be provided with plumbing fixtures of an approved type consisting of at least a flush toilet, a wash basin, and a bathtub or shower."
- c. Several broken or cracked windows noted throughout the home. This is in contravention of section 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.”
- d. Front porch steps and railing are in disrepair. This is in contravention of section 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.”
 - e. Visible mould like growth noted on the north wall of the basement. This in contravention of section 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. Multiple outlet/switch covers and electrical fixtures noted missing, exposed wiring electrical wiring noted throughout. This in contravention of section 11 of the Minimum Housing and Health Standards which states that: “Every housing premises shall be supplied with electrical service. Outlets, switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition.”
 - g. No operational smoke alarm installed adjacent to sleeping areas. This is in contravention of section 12 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. (a) Smoke alarms shall be operational and in good repair at all times.”
 - h. Multiple holes in walls & ceilings, along with missing flooring noted throughout the home. This is in contravention of Section 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. (a) 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. (b) 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.”

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 October 31, 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. Supply the premises with water services, ensure all plumbing fixtures are in good repair and maintained in proper working condition.
 - b. Repair/Replace main floor bathtub fixtures so the bathtub is equipped with a functional faucet with both running hot and cold water.

- c. Repair/Replace all exterior doors and windows so they are in good working condition, weatherproof, free of cracks and have the ability to be safely secured.
 - d. Repair front porch steps so that all steps, treads, risers, supporting structural members, handrails, and guards are maintained in good repair and comply with the requirements of the Alberta Building Code or a Professional Engineer design.
 - e. Remove all mouldy and/or water damaged materials, allow the space to dry and then replace with new materials. Ensure any repairs are conducted in compliance with Alberta Occupational Health & Safety (OHS) requirements for asbestos removal/abatement.
 - f. Install all missing outlet/switch covers, ensure all electrical fixtures are maintained in a good and safe working condition.
 - g. Install a functional smoke alarm in or adjacent to all sleeping areas.
 - h. Conduct the work needed to ensure all walls, ceilings, flooring, and floor coverings are in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean.
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 Edmonton Alberta, October 24, 2024

Confirmation of a verbal order issued to Jennifer Allison on October 24, 2024

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>

Copy: City of Edmonton

Edmonton • Seven Street Plaza • Environmental Public Health

900 North Tower, 10030 107 Street NW, Edmonton, Alberta, Canada T5J 3E4

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