

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

To: Jaspreet Bhangoo
"the Owner"

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

RE: Those housing premises located in Edmonton, Alberta and municipally described as:
14807 99 Avenue NW

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. An accumulation of sewage sludge and liquid was observed in the basement mechanical room and the adjacent bathroom.
- b. A mold-like substance was observed on the basement shower floor and growing up the walls of the basement mechanical room.
- c. The smoke alarm in the main floor hallway does not appear to be working.
- d. Both flights of stairs leading into the basement are missing handrails.
- e. The second step of the front entrance stairway is broken.
- f. The handrail around the front entrance starts from the second step.

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. An accumulation of sewage sludge and liquid was observed in the basement mechanical room and the adjacent bathroom. This is in contravention of section 6(a) of the Minimum Housing and Health Standards which states: "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."
- b. A mold-like substance was observed on the basement shower floor and growing up the walls of the basement mechanical room. This is in contravention of section 5(2) of the Housing Regulation which states: "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."
- c. The smoke alarm in the main floor hallway does not appear to be working. This is in contravention of section 12(a) of the Minimum Housing and Health Standards which states: "Smoke alarms shall be operational and in good repair at all times."

- d. Both flights of stairs leading into the basement are missing handrails. This is in contravention of section 3(c)(i) of the Minimum Housing and Health Standards which states: "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. All air vents on the main floor are taped closed. This is in contravention of section 5(2) of the Housing Regulation which states: "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."
- f. The second step of the front entrance stairway is broken. This is in contravention of section 3(c)(i) of the Minimum Housing and Health Standards which states: "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."
- g. The electrical switch in the basement stairway and electrical outlets in the basement are missing covers. This is in contravention of section 11 of the Minimum Housing and Health Standards which states: "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."
- h. The handrail around the front entrance starts from the second step. This is in contravention of section 3(c)(i) of the Minimum Housing and Health Standards which states: "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."
- i. There are gaps around the back storm door and beneath the front door. This is in contravention of section 2(b)(i) of the Minimum Housing and Health Standards which states: "All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof."
- j. Ineffective insect screens have been installed on the northeast windows. This is in contravention of section 2(b)(iii) of the Minimum Housing and Health Standards which states: "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."
- k. The back storm door is missing an insect screen. This is in contravention of section 2(b)(iii) of the Minimum Housing and Health Standards which states: "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."
- l. There are water stains and holes in the basement ceiling. This is in contravention of section 5 of the Minimum Housing and Health Standards which states: "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. The finishings around the front door and baseboards are damaged and the raw material underneath is exposed. This is in contravention of section 5 of the Minimum Housing and Health Standards which states: "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."
- n. Various areas of the basement's carpet are missing or frayed. This is in contravention of section 5 of the Minimum Housing and Health Standards which states: "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.”

- o. There are gaps around the kitchen and washroom sink plumbing lines. This is in contravention of section 5 of the Minimum Housing and Health Standards which states: “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.”
- p. The doors upstairs and downstairs are damaged and missing portions of material. This is in contravention of section 5 of the Minimum Housing and Health Standards which states: “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.”
- q. The walls in the southwest basement room are in disrepair. This is in contravention of section 5 of the Minimum Housing and Health Standards which states: “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.”
- r. The finishings of the basement stairway flooring are in disrepair. This is in contravention of section 5 of the Minimum Housing and Health Standards which states: “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.”
- s. The painted surfaces between the two windowpanes of the main floor windows are cracked and the wood is exposed. This is in contravention of section 5 of the Minimum Housing and Health Standards which states: “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.”

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 Aug 13, 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. Investigate and repair the sewage system by consulting a professional plumber. Submit the professional report with their findings and recommendations to Environmental Public Health.
 - b. Retain the services of a remediation contractor and environmental consultant to remove all waste and materials contaminated by sewage and mold. Assess the furnace and clean as necessary. Clean and disinfect any nonporous surfaces. Submit the contractor’s report detailing their findings and work that was completed to Environmental Public Health.
 - c. Repair or replace the smoke alarm.
 - d. Install handrails along the basement stairway.
 - e. Remove tape from all air vents and reinstall the proper vent covers.
 - f. Repair the front entrance stairs.
 - g. Install electrical covers.

- h. Repair or replace the handrail so that it is continually graspable along the entire length of stairs.
 - i. Repair the front and back door.
 - j. Repair or install effective insect screens on all exterior doors and windows used for ventilation.
 - k. Repair or replace all walls, ceilings, flooring, and floor coverings so that they are in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean. All water damaged materials must be removed.
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, August 15, 2024

Confirmation of a verbal order issued to Jaspreet Bhangoo on August 6, 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>

Edmonton • 106 Street Tower • Environmental Public Health

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