

ORDER OF AN EXECUTIVE OFFICER

To: Leslie Arthur Bidewell, &
Shaneil Sewak
"the Owners"

RE: Those housing premises located in St. Albert, Alberta and municipally described as:
20 Alphonse Court.

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. Numerous accumulations of mouse-like droppings are observed in several areas throughout the premises.
- b. Holes are present in the walls of the master bedroom bathroom. The towel holder bar is missing, exposing anchoring holes in the wall. One of the wall tiles is missing, exposing damaged dry wall.
- c. Door trim is missing from the laundry room door connecting to the attached garage. The drywall paper has been ripped in this area exposing the gypsum.
- d. The bottom step of the staircase leading to the living room located off the patio is loose. The tread flexes downward at an angle when stepped upon, creating an uneven walking surface.
- e. The front door sweep is partially detached from bottom of the door, thereby allowing undue air and possible pest entry between the door and the door sill.

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. Numerous accumulations of mouse-like droppings are observed in several areas throughout the premises which is in contravention of Section 16 of the Minimum Housing and Health Standards, which states, "***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. (a) The Owner shall ensure that the housing premises are free of insect and rodent infestation; and (i) all situations requiring the application of pesticides must be applied in accordance with the Environmental Protection and Enhancement Act and regulation; and (ii) whenever a pesticide is applied in a dwelling, the occupant shall be notified in accordance with the latest edition of the Environmental Code of Practice for Pesticides published by Alberta Environmental Protection. (iii) it is the occupants responsibility to allow access in accordance to the Residential Tenancy Act to do whatever is necessary to ensure the dwelling unit is ready for Pesticide application.***"

- b. Holes are present in the walls of the master bedroom bathroom. The towel holder bar is missing, exposing anchoring holes in the wall. One of the wall tiles is missing, exposing damaged dry wall which is in contravention of Section 5(a) 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. (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.**”
- c. Door trim is missing from the laundry room door connecting to the attached garage. The drywall paper has been ripped in this area exposing the gypsum which is in contravention of Section 5(a) 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 Section 2(b)(i) of the Minimum Housing and Health Standards, which states, “**All windows and exterior doors shall be; maintained in good waterproof, windproof and weatherproof condition.**”
- d. The bottom step of the staircase leading to the living room located off the patio is loose. The tread flexes downward at an angle when stepped upon, creating an uneven walking surface which 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. The front door sweep is partially detached from bottom of the door, thereby allowing undue air and possible pest entry between the door and the door sill which 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 waterproof, windproof and weatherproof condition.**”

NOW THEREFORE, I hereby **ORDER** and **DIRECT**:

1. That the Owners immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Hire a licensed pest control company to eliminate mouse infestation. Have the pest control company inspect the premises for pest entry points and seal them as needed. A copy of the pest control operator shall be submitted to the local Environmental Public Health. A remediation company that specializes in bio-hazard removal shall remove excessive mouse droppings and a copy of their invoice/receipt shall be submitted to local Environmental Public Health Office.
 - b. All holes shall be repaired so that walls are smooth, non-absorbent to moisture and easy to clean.
 - c. Install the door trim and if necessary, repair the walls so the area is in good repair, free of holes and in a condition that renders it easy to clean.
 - d. Repair the bottom step of the staircase to the living room so it is maintained in good repair and is secure.
 - e. Secure the front door sweep so it provides a waterproof, windproof and weatherproof condition.
2. The work referred to in paragraph 1 shall be completed by March 25, 2024.

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 St. Albert, Alberta, February 29, 2024

Executive Officer
Alberta Health Services

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>

St. Albert • St. Albert Public Health Centre • Environmental Public Health

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