

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

To: The Owner(s)
Kevin Glass and Sara Glass

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

RE: Those housing premises located in Edmonton, Alberta and municipally described as:
9643 96 Street 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. Inadequate weatherproofing around the back entrance door, as indicated by daylight could be seen around the door.
- b. A kitchen window was missing an insect screen.
- c. The storm door at the back entrance was missing a latch and locking hardware.
- d. The window opening in the east (back) bedroom was measured at 15.5"H x 25"W = 2.7 sqft.
- e. The guard rails at the front and back entrances were deficient in height and barrier: Both guard rails were less than 36 inches in height, and with openings between spindles were greater than 4 inches.
- f. A number of the ceiling tiles were missing exposing insulation in the vestibule.
- g. The drainage system was malfunctioning. Sewage was backing up from the basement floor drain.
- h. The kitchen tap was not secured and sealed to the counter resulting in moisture leaking down to the cabinet below.
- i. There was a pool of raw sewage around the basement floor drain.

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. Item [a] 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."

- b. Item [b] 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.”*
- c. Item [c] is in contravention of section 3(a) of the Minimum Housing and Health Standards which states: *“Exterior windows and doors shall be capable of being secured.”*
- d. Item [d] is in contravention of sections 3(b)(i) and 3(b)(ii) of the Minimum Housing and Health Standards which states: *“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.”* And *“Windows referred to above shall provide unobstructed openings with areas not less than 0.35 m² (3.8ft²), with no dimension less than 380 mm (15”).*
- e. Item [e] is in contravention of section 3(c) of the Minimum Housing and Health Standards which states: *“Inside or outside stairs or porches including all treads, risers, supporting structural members, rails, 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.”*
- f. Item [f] 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.”*
- g. Items [g] & [h] are 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.”*
- h. Item [i] 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.”*

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 **June 6, 2022**.
- 2. That the Owner undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Eliminate the gap around the back door to improve weatherproofing.
 - b. Install a proper fitting screen on the kitchen window.

- c. Install a latch and locking hardware on the storm door at the back entrance.
 - d. Replace the window in the east bedroom to comply with the emergency egress requirement.
 - e. Retrofit or replace the guard rails at the front and back entrances to meet the Alberta Building Code.
 - f. Repair the ceiling in the vestibule.
 - g. Repair the drainage system to restore its proper function.
 - h. Secure and seal the kitchen tap onto the counter to prevent leaks.
 - i. Remove all raw sewage, clean and sanitize areas that have come in contact with sewage. Items that cannot be properly cleaned and sanitized should be discarded.
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, May 30, 2022

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 Queen's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or www.qp.gov.ab.ca.

Health Legislation and regulations are available for purchase. Please contact Alberta Queen's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or www.qp.gov.ab.ca.

Copies of standards are available by contacting the Health Protection Branch of Alberta Health at 780-427-4518 or by visiting: <https://www.alberta.ca/health-standards-and-guidelines.aspx>