

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

To: Narayan Goundan
"the Owner"

And To: All Occupant(s) of the following Housing premises: Basement of 266110 1014 Drive E

RE: Those housing premises located in Foothills County, Alberta and municipally described as: Basement of 266110 1014 Drive 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. No smoke alarms were present outside the bedrooms of this tenant accommodation.
- b. The windows of the west-facing bedroom were measured to have a maximum opening of 15" x 32" (480 square inches). Bedroom windows require at least 543 square inches of opening to facilitate egress.
- c. The window in the north-facing bedroom could not be opened and was observed to not have a turn crank. Tenant indicated that a specific tool was required to open the window. A makeshift shed was built outside this window blocking egress.
- d. The openable bedroom windows did not have insect proof screens.
- e. A watertight joint was missing in the bathroom between the shower tile and the ceiling on a portion of the shower.

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. No smoke alarms were present outside the bedrooms of this tenant accommodation. 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.
- b. The windows of the west-facing bedroom were measured to have a maximum opening of 15" x 32" (480 square inches). This is in contravention of Section 3(b)(ii) of the *Minimum Housing and Health Standards* which states that: Windows shall provide unobstructed openings with areas not less than 0.35 square metres (3.8 sq. ft.) with no dimension less than 380 mm (15 inches).
- c. The window in the north-facing bedroom could not be opened and was observed to not have a turn crank. Tenant indicated that a specific tool was required to open the window.

A makeshift shed was built outside this window blocking egress. This is in contravention of Section 3(b)(i) of the *Minimum Housing and Health Standards* which states that: For buildings of 3 stories 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.

- d. The openable bedroom windows did not have insect proof screens. This is in contravention of Section 2(b)(iii) of the *Minimum Housing and Health Standards* which states that: 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.
- e. A watertight joint was missing in the bathroom between the shower tile and the ceiling on a portion of the shower. This is in contravention of Section 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.

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 the 30th of September 2023.
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 a working smoke alarm outside the bedrooms.
 - b. Replace or modify bedroom windows so that they meet all requirements of section 3 of the *Minimum Housing and Health Standards*
 - c. Install insect screens on all windows that open to the outside.
 - d. Install a watertight joint between the shower tile and ceiling of the bathroom.
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 Okotoks, Alberta, on the 7th of September 2023

Confirmation of a verbal order issued to Narayan Goundan on 7th of September 2023.

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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