

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

To: Dharamarajh Rajoo
"the Owner"

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

RE: Those housing premises located in the County of Two Hills, Alberta and municipally described as: 132085A TWP RD 551, Lots 6 – 9, Block 1, Plan 1743EO

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. There are no smoke alarms installed between each sleeping area and the remainder of the suite and where hallways serve the sleeping areas; there are no operational smoke alarms installed within the hallway.

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. There are no smoke alarms installed between each sleeping area and the remainder of the suite and where hallways serve the sleeping areas; there are no operational smoke alarms installed within the hallway. This is in contravention of Section IV 12 and 12(a) of the Minimum Housing and Health Standards which states: "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. 12(a) Smoke alarms shall be operational and in good repair at all times."
- b. There is disrepair and damage to various areas of the walls, floors and ceilings throughout the housing premises, including the kitchen cabinets and countertops. This condition is in contravention of Section III 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."
- c. The doors for the bedrooms and bathroom are damaged and/or missing. This condition is in contravention of Section III 1(b) of the Minimum Housing and Health Standards which states: "Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced."
- d. Interior window and door framing/trim are in a deteriorated and damaged condition throughout the premises. This condition is in contravention of Section III 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.”

- e. There is a lack of an appropriate watertight seal between the floor, walls and plumbing fixtures in the bathroom. This condition is in contravention of Section III 5(a) of the Minimum Housing and Health Standards which states: “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.”
- f. There are no insect screens in place on openable windows through the premises. This condition 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 need for protection against flies and other flying insects, every window or other device intended for ventilation shall be supplied with effective screens.”
- g. There are missing, damaged and/or loose electrical outlet coverings throughout the premises. This condition is in contravention of Section IV 11 of the Minimum Housing and Health Standards which states: “Every housing premises shall be supplied with electrical service. Outlet, switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition.”
- h. There are broken windows in the bedrooms and on the front entrance door. This condition is in contravention of Section III 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.”
- i. There is no double glazing on the bedroom and living room windows. This condition is in contravention of Section III 2(b)(ii) of the Minimum Housing and Health Standards which states: “In housing premises intended for use during the winter months, windows in habitable rooms shall protect against cold weather through the provision of a storm sash, double glazing, or other durable thermal/air resistant barrier as may be approved by the Executive Officer.”

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 November 1, 2018.
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 properly operating smoke detector in the hallway that serves the sleeping areas.
 - b. Repair/replace all holes, damaged walls, flooring, ceilings and kitchen cabinets/countertops within the premises.
 - c. Repair and/or replace all damaged or missing doors within the premises interior including on the bedroom and bathroom doorways.
 - d. Ensure interior window and door framing is repaired or re-finished to a condition that renders it easy to clean.

- e. Ensure all joints between the floor, walls and plumbing fixtures in the bathroom are sealed and form a watertight joint.
 - f. Install effective, appropriately fitting insect screens on all openable windows in the premises.
 - g. Repair and/or replace all missing, damaged or loose electrical outlet covers.
 - h. Replace all broken windows.
 - i. Ensure that all windows are provided with double glazing glass window panes.
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 Vegreville, Alberta, November 1, 2018.

Confirmation of a verbal order issued to Dharamarajh Rajoo on October 31, 2018.

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: <http://www.health.alberta.ca/about/PHAB.html>

A Notice of Appeal form may be obtained by contacting Alberta Health Services at 780-342-0122 or by contacting the Public Health Appeal Board.

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: www.health.alberta.ca/about/health-legislation.html

Template revised May 8, 2018

Copy: County of Two Hills