

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

To: Walter Schneider
"the Owner"

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

RE: Those housing premises located in Lamont County, Alberta and municipally described as: 560051 Range Road 203

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 is standing water throughout the basement floor.
- b. There was not a continuous supply of potable water in the premises.

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 is standing water throughout the basement floor. This condition is in contravention of Section 1(b) of the Minimum Housing and Health Standards, which states: "Basements, cellars or crawl spaces shall be structurally sound, maintained in good repair and free from water infiltration and accumulation."
- b. There was not a continuous supply of potable water in the premises. This condition is in contravention of Section 9 of the Minimum Housing and Health Standards, which states: "Every building used in whole or in part, as housing premises must be supplied with a potable water supply of sufficient volume, pressure and temperature to serve the needs of the inhabitants."
- c. The master bedroom window is an outswing awning type which extends 13 inches. This condition is in contravention of Section 3(b)(i) 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. Windows referred to in section 3(b)(i) shall provide unobstructed openings with areas not less than 0.35m² (3.8ft²), with no dimension less than 380 mm (15")."
- d. The windows located in the space between the two rooms upstairs are cracked and there is damage to the frames. This condition 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.”

- e. The window intended for ventilation in the south room upstairs when opened extends less than 2 inches. This condition 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.”
- f. The front door is not capable of being unlocked. This condition 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.”
- g. Effluent from the septic tank is being discharged on the ground surface within 50 metres of the housing premises. This condition is in contravention of Section 6(a) of the Minimum Housing and Health Standards, which states: “Every housing premises shall be connected to the public sewage system, or to an approved private sewage disposal system. 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.”

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 August 17, 2020.
2. That the Owner undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Ensure the basement is free from water infiltration and accumulation.
 - b. Ensure there is a continuous supply of potable water in the premises.
 - c. Ensure that there is at least one window in the master bedroom that meets emergency egress requirements.
 - d. Ensure all windows and frames are in good condition within the housing premises.
 - e. Ensure that the window intended for ventilation in the south room upstairs is capable of being fully extended.
 - f. Ensure the front door lock is in good working condition.
 - g. Ensure that the private sewage system and the disposal of effluent is in compliance with the Alberta Private Sewage Systems Standard of Practice 2015.
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 Lamont, Alberta, July 20, 2020
Confirmation of a verbal order issued to Walter Schneider on July 17, 2020.

(Original signed)
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 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: <https://www.alberta.ca/health-standards-and-guidelines.aspx>

Template revised Feb 20, 2020

Copy: Lamont County

Lamont • Lamont Community Health Centre • Environmental Public Health

Box 1109, 5216 53 Street, Lamont, Alberta, Canada T0B 2R0

www.albertahealthservices.ca/eph.asp