

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

To: Motel Bo (Camrose) Ltd.
Bo (Terry) Cao
“the Owners”

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

RE: Those housing premises located in Camrose, Alberta and municipally described as:
Motel Bo - Staff Unit, 6216 48 Avenue

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. The floors throughout the unit are in disrepair including missing/incomplete flooring, gaps between flooring, and missing transition strips.
- b. The walls throughout the unit are in disrepair.
- c. There is visible mould on the floor in the far left corner of one of the bedrooms.
- d. There is an accumulation of dog feces and urine throughout the unit especially in the living room area. There is dog urine and fecal residue throughout the unit including on floors, walls, doors, appliances, furniture, and kitchen counters.

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. The floors throughout the unit are in disrepair including missing/incomplete flooring, gaps between flooring, and missing transition strips. This is in contravention of Section 5 of the Minimum Housing and Health Standards, which states, “All 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.”
- b. The walls throughout the unit are in disrepair. This is in contravention of Section 5 of the Minimum Housing and Health Standards, which states, “All walls 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. There is visible mould on the floor in the far left corner of one of the bedrooms. This is in contravention of Section 5(2) of the Housing Regulation, Alberta Regulation 173/99, 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.”

- d. There is an accumulation of dog feces and urine throughout the unit especially in the living room area. There is dog urine and fecal residue throughout the unit including on floors, walls, doors, appliances, furniture, and kitchen counters. This 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.”

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 18, 2024.
2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Ensure all floor coverings are maintained in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean.
 - b. Ensure all walls are maintained in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean.
 - c. 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.
 - d. Remediate the mould in the bedroom:
 - i. Remove the surface flooring in gradual sections to determine the extent of the water damage/mould below, then schedule an inspection with an AHS Public Health Inspector to assess the extent of the water damage/mould below.
 - ii. Remove/replace/repair any water damaged and/or mouldy material, then schedule an inspection with an AHS Public Health Inspector to assess the work.
 - iii. Install the surface flooring material, then schedule an inspection with an AHS Public Health Inspector to assess the work.
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 Wetaskiwin, Alberta, June 18, 2024
Confirmation of a verbal order issued to Terry Cao on June 18, 2024.

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>.

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Copies of standards are available by visiting: <https://www.alberta.ca/health-standards-and-guidelines.aspx>

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