

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

To: MORGAN ROUTLEDGE
"the Owner"

AND

BRANDY ROUTLEDGE
"the Owner"

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

RE: Those housing premises located in Edmonton, Alberta and municipally described as:

**10205 155 Street NW – Basement Suite
Lot 2B, Block 18, Plan 7721314**

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:

Exterior

- a. The patio pavers leading to the basement suite entrance were uneven and slopping towards the house causing a potential tripping hazard.
- b. There was no guard installed along the retaining wall adjacent to the exterior north stairs (area by the flower bed).
- c. The north stairs have been removed impacting egress from the basement suite. These stairs did not have functional guards or handrails.
- d. The east stairs (rear of property) show signs of rot and are not secured to the main structure.
- e. The east stairs (rear of property) have no handrail installed.
- f. The east stairs (rear of property) had spindle widths greater than 4 inches.
- g. The north and east deck spindles are greater than 4 inches.
- h. The west concrete stairs (front of property) that allow access to the north & east main deck does not have a guard or handrail installed.

Interior

- i. There was a large hole in entrance door.
- j. The entrance door jamb was in disrepair.

- k. The patio door leading to the mud room was not weatherproofed.
- l. The patio door casing had lifted and detached.
- m. The flooring by the kitchen dishwasher had lifted and detached, no longer providing a watertight seal.
- n. There was water pooling in the broken dishwasher.
- o. The plumbing pipe located in the utility room had a slow leak.

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 east stairs (rear of property) show signs of rot and are not secured to the main structure. This is in contravention of section III(1)(c) of the Minimum Housing and Health Standards which states that: Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.
- b. The entrance door jamb was in disrepair. This is in contravention of section III(1)(c) of the Minimum Housing and Health Standards which states that: Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.
- c. There was a large hole in entrance door. This is in contravention of section III(2)(b)(i) of the Minimum Housing and Health Standards which states that: All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof.
- d. The patio door leading to the mud room was not weatherproofed. This is in contravention of section III(2)(b)(i) of the Minimum Housing and Health Standards which states that: All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof.
- e. There was a large hole in entrance door. This is in contravention of section III(2)(b)(i) of the Minimum Housing and Health Standards which states that: All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof.
- f. There was no guard installed along the retaining wall adjacent to the exterior north stairs (area by the flower bed). This is in contravention of section III(3)(c) of the Minimum Housing and Health Standards which states that: 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.
- p. The north stairs have been removed impacting egress from the basement suite. These stairs did not have functional guards or handrails. This is in contravention of section III(3)(c) of the Minimum Housing and Health Standards which states that: 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.
- g. The east stairs (rear of property) have no handrail installed. This is in contravention of section III(3)(c) of the Minimum Housing and Health Standards which states that: 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.

- h. The east stairs (rear of property) had spindle widths greater than 4 inches. This is in contravention of section III(3)(c) of the Minimum Housing and Health Standards which states that: 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.
- i. The north and east deck spindles are greater than 4 inches. This is in contravention of section III(3)(c) of the Minimum Housing and Health Standards which states that: 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.
- j. The west concrete stairs (front of property) that allow access to the north & east main deck does not have a guard or handrail installed. This is in contravention of section III(3)(c) of the Minimum Housing and Health Standards which states that: 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.
- k. The patio door casing had lifted and detached. This is in contravention of section III(5) of the Minimum Housing and Health Standards which states that: 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.
- l. The flooring by the kitchen dishwasher had lifted and detached, no longer providing a watertight seal. This is in contravention of section III(5)(b) of the Minimum Housing and Health Standards which states that: Rooms and sections of rooms that are used for food preparation and cooking shall have walls and floors constructed of materials which do not provide harbourage to dirt, grease, vermin and bacteria and that are easily kept clean.
- m. The plumbing pipe located in the utility room had a slow leak. This is in contravention of section IV(6)(c) of the Minimum Housing and Health Standards which states that: All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.
- n. The patio pavers leading to the basement suite entrance were uneven and slopping towards the house causing a potential tripping hazard. This is in contravention of section 5(1) of the Housing Regulation states that: 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 conditions that may hinder in any way the prevention or suppression of disease.
- o. There was water pooling in the broken dishwasher. This is in contravention of section 5(1) of the Housing Regulation states that: 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 conditions 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 **March 15, 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 exterior decks, retaining wall and stairs are secured and comply with Alberta Building Code requirements.
 - b. Ensure the path lined with patio pavers leading to the basement suite entrance are leveled preventing a potential tripping hazard.
 - c. Repair the hole in the front entrance door.
 - d. Repair or replace the casing/jamb of the front entrance.
 - e. Ensure the patio door leading to the mud room is weatherproofed.
 - f. Repair the patio door casing.
 - g. Repair the kitchen flooring by the dishwasher to allow for a watertight seal.
 - h. Repair/replace/or remove the dishwasher.
 - i. Repair the plumbing leak in the utility room.
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, February 21, 2024.

Confirmation of a verbal order issued to MORGAN ROUTLEDGE on February 13, 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>.

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>