

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

**To:           JOHNSON PADAYATTY**  
                  **“the Owner”**

**And.**

**NICOLE GREENOUGH – REMSHEG YOUTH GROUP HOME**  
                  **“the Owner”**

**And.**

**MANOJ EDASSERY KUMARAN**  
                  **“the Owner”**

**And.**

**VINI KOONATTIPARAMBILVENU**  
                  **“the Owner”**

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

**RE:**           Those housing premises located in Edmonton, Alberta and municipally described as:  
                  **10854 21 Avenue NW**  
                  **(Lot 46, Block 2, Plan 8120954)**

**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 front steps had uneven rises and runs.
- b. The premises was infested with mice, multiple droppings observed in the basement utility room.
- c. Smoke alarms throughout the premises were either missing or not operational.
- d. There were multiple window screens throughout the premises that were either damaged or missing.
- e. Transition strips throughout the premises were missing or in disrepair.
- f. The outlets by the kitchen sink were not a Grounded Fault Circuit Interrupter (GFCI).
- g. The bathroom plumbing fixtures were not secured to the tub surround providing a water-tight seal.

- h. The second-floor bathroom tub faucet was leaking.
- i. The kitchen counter caulking and counter edge had lifted and detached.
- j. The top floor bathroom tub surround had multiple tiles that were broken or lifted causing possible water infiltration into the wall cavity.
- k. Wall and tub surround tiles have lifted and detached in the lower floor bathroom.
- l. The dryer vent was not vented to the exterior of the premises.
- m. Window locks throughout the premises were not operational.
- n. The lower-level bedroom window opening was measured to be 24 by 16 inches and had security bars installed.
- o. There was no handrail installed on the stairs leading to the basement.
- p. The basement southwest bedroom window had an opening that measured to be 25.5 by 13.5 inches.
- q. The basement southwest bedroom windowpane was broken.
- r. The basement northwest bedroom did not have a window installed.

**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 front steps had uneven rises and runs. 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.
- b. The premises was infested with mice, multiple droppings observed in the basement utility room. This is in contravention of section V(16)(a) of the Minimum Housing and Health Standards which states that: The owner shall ensure that the housing premises are free of insect and rodent infestations.
- c. Smoke alarms throughout the premises were either missing or not operational. This is in contravention of section IV(12)(a) of the Minimum Housing and Health Standards which states that: Smoke alarms shall be operational and in good repair at all times.
- d. There were multiple window screens throughout the premises that were either damaged or missing. This is in contravention of section III(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. Transition strips throughout the premises were missing or in disrepair. 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.
- f. The outlets by the kitchen sink were not a Grounded Fault Circuit Interrupter (GFCI). This is in contravention of section IV(11) of the Minimum Housing and Health Standards which

states that: Every housing premises shall be supplied with electrical service. Outlets, switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition.

- g. The bathroom plumbing fixtures were not secured to the tub surround no longer providing a water-tight seal. This is in contravention of section III(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.
- h. The second-floor bathroom tub faucet was leaking. 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.
- i. The kitchen counter caulking and counter edge had lifted and detached. 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.
- j. The top floor bathroom tub surround had multiple tiles that were broken or lifted causing possible water infiltration into the wall cavity. 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.
- k. Wall and tub surround tiles have lifted and detached in the lower floor bathroom. This is in contravention of section III(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.
- l. The dryer vent was not vented to the exterior of the premises. This is in contravention of section 5(2) of the Housing Regulations which states that: No person shall cause or permit any condition in a housing premises that is or may become injurious or dangerous to the public health, including any condition that may hinder in any manner the prevention or suppression of disease.
- m. Window locks throughout the premises were not operational. This is in contravention of section III(3)(a) of the Minimum Housing and Health Standards which states that: Exterior windows and doors shall be capable of being secured.
- n. The lower-level bedroom window opening was measured to be 24 by 16 inches and had security bars installed. This is in contravention of section III (3)(b)(ii) of the Minimum Housing and Health Standards which states that: shall provide unobstructed openings with areas not less than 0.35 m<sup>2</sup> (3.8ft<sup>2</sup>), with no dimension less than 380 mm (15”).
- o. The lower-level bedroom window opening was measured to be 24 by 16 inches and had security bars installed. This is in contravention of section III(3)(b)(ii) of the Minimum Housing and Health Standards which states that: If the window referred above is

- provided with security bars, the security bars shall be installed so they may be opened from the inside without the use of any tools or special knowledge.
- p. There was no handrail installed on the stairs leading to the basement. This is in contravention of 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.
  - q. The basement southwest bedroom window had an opening that measured to be 25.5 by 13.5 inches. This is in contravention of section III (3)(b)(ii) of the Minimum Housing and Health Standards which states that: shall provide unobstructed openings with areas not less than 0.35 m<sup>2</sup> (3.8ft<sup>2</sup>), with no dimension less than 380 mm (15”).
  - r. The basement southwest bedroom windowpane was broken. 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.
  - s. The basement northwest bedroom did not have a window installed. This is in contravention of section III (3)(b)(ii) of the Minimum Housing and Health Standards which states that: shall provide unobstructed openings with areas not less than 0.35 m<sup>2</sup> (3.8ft<sup>2</sup>), with no dimension less than 380 mm (15”).

**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 April 1, 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 the front entrance steps have an even rise and run.
  - b. Hire a certified pest control operator to treat the mice infestation. **All pest control reports are to be submitted to Alberta Health Services Environmental Public Health for review.**
  - c. Ensure all smoke alarm throughout the premises are operational and in good repair.
  - d. Ensure all openable exterior windows are equipped with a screen. 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. Ensure 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.
  - f. Ensure all outlets by the kitchen sink are a Grounded Fault Circuit Interrupter (GFCI).

- g. Repair or replace second-floor bathroom tub faucet. Ensure all plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.
  - h. Replace or repair the kitchen counter caulking and counter edge.
  - i. Remove and replace all water damaged and molded tub surround building material. Ensure the work is conducted by a contractor licensed in asbestos removal/abatement (i.e. a contractor who has completed an asbestos abatement course approved by Alberta Labor and Immigration). **All asbestos lab results are to be submitted to Alberta Health Services Environmental Public Health for review.**
  - j. Ensure the dryer vent is vented to the exterior of the premises.
  - k. Ensure all exterior window locks are installed and operational.
  - l. Ensure all bedroom windows are provided with an unobstructed opening with areas not less than 0.35 m<sup>2</sup> (3.8ft<sup>2</sup>), with no dimension less than 380 mm (15”).
  - m. Remove the security bars installed on the lower-level bedroom window.
  - n. Install a handrail on the stairs leading to the basement of the premises.
  - o. Repair and replace the southwest bedroom windowpane.
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, March 12, 2024.

Confirmation of a verbal order issued by email to **JOHNSON PADAYATTY AND NICOLE GREENOUGH** on March 1, 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](mailto: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>