

ORDER OF AN EXECUTIVE OFFICER

To: Kay Kay Corporation Amar Singh Condominium Plan No. 8321589
“the owner” “the owner” “the owner”

RE: Those housing premises located in Edmonton, Alberta and municipally described as:
Suite 413, 1945 – 105 Street

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 kitchen counter top edge had lifted and detached.
- b. The kitchen counter top caulking had lifted and detached.
- c. There was evidence of water damage and mould on the base of the kitchen cabinet under the sink basin.
- d. The patio door pane was broken.
- e. The exterior windows and doors were not able to be secured.
- f. The exterior window screens were missing on openable windows.
- g. The bathroom bathtub faucet was leaking.
- h. The bathroom bathtub diverter valve was in disrepair.
- i. The bathroom hand sink faucet was leaking.
- j. The bathroom bathtub enamel had lifted.
- k. There was evidence of water damage and mould on the base of the bathroom hand sink cabinet under the sink basin.
- l. The flooring transition pieces were missing throughout the premises.
- m. The suite was infested with bed bugs.
- n. The suite was infested with cockroaches

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. Items (c and k) are 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. Items (g, h and j) are 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.
- c. Items (a and b) are 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.

- d. Item (d) 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. Item (e) 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.
- f. Item (f) 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.
- g. Item (j) 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. Item (l) 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.
- i. Items (m and n) are 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.

NOW THEREFORE, I hereby **ORDER** and **DIRECT**:

1. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Remove and replace the water damaged building material (base of the kitchen cabinet and bathroom hand sink cabinet. Ensure all water damaged building material has been removed and replaced.
 - b. Repair plumbing fixtures that are in disrepair (bathtub facet, bathtub diverter valve and kitchen faucet). Ensure all plumbing fixtures are serviceable, free from leaks, trapped and vented to the outside.
 - c. Replace broken patio door pane. Ensure all windows and exterior doors are maintained in good repair, free of cracks and weatherproof.
 - d. Install or repair missing or damaged window screens. Ensure 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 are supplied with effective screens.
 - e. Install or repair missing or damaged window locks. Ensure all exterior windows and doors are capable of being secured.
 - f. 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.
 - g. Take any necessary action to eliminate the bedbug and cockroach in the premises:

- Treat all affected areas and provide this office with detailed documentation of the pest control activities completed and/or pest control reports.
- Utilize Integrated Pest Management techniques to control the infestation.
- Continue pest control measures until the infestation has been cleared
- Provide all pest control records to Environmental Public Health

2. The work referred to in paragraph 1 shall be completed by:

- Items a, c, d, and f within 30 days
- Items b and e within 7days
- Item g must begin within 7 days and continue to infestation is cleared by a Certified Pest Control Applicator. Pest control must continue as required.

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, April 13, 2017

_____ (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, Telus Plaza 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.

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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

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