

ORDER OF AN EXECUTIVE OFFICER CLOSED FOR TENANT ACCOMMODATION PURPOSES

To: **Pran Sawhney** **Nisha Sawhney**
 “Owner” **“Owner”**

RE: Those housing premises located in Edmonton, Alberta and municipally described as:
 4911 131 Avenue NW Edmonton, Alberta, **(Plan 4547TR, Lot 52 Block 19)**

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 was an excessive amount of water damage under the kitchen sink effecting the entire bottom of the cabinet. Mold was seen.
- b. There was an active water leak under the kitchen sink, water was seen dripping under the sink when the faucet was turned on.
- c. There was a missing transition strip between the hallway flooring and the kitchen flooring.
- d. There was a missing transition strip between the flooring for the basement living room and the basement bedroom.
- e. There was a large amount of water damage under the main floor bathroom sink effecting the entire bottom of the cabinet, and on the baseboard adjacent to the bathroom cabinet in the hallway.
- f. The main floor toilet was not fastened to the floor properly, as it was easily moved.
- g. Numerous ceramic tiles were cracked and lifting around the main floor toilet.
- h. There was extensive water damage on the wall and baseboard at the side of the bathtub and behind the toilet in the main floor bathroom.
- i. In several areas the plastic surround for the bathing area was lifting away from the wall allowing for water infiltration into the wall behind located in the main floor bathroom.
- j. The caulking was lifting and/or missing around the plastic surround in the bathing area, allowing for water infiltration into the wall behind in the main floor bathroom.
- k. There was an electrical outlet in the master bedroom that was not functioning.
- l. There was an electrical outlet in the west spare bedroom that was not functioning.
- m. There was a missing window screen for the west spare bedroom window.
- n. There was a missing window screen for the dining room window.
- o. There was a missing window screen for the bedroom in the basement bedroom.
- p. There was visible light seen around the top of the front entrance exterior door indicating a lack of weather stripping.
- q. There was missing trim around the back door.
- r. There was a hole in the wall located in the stairwell leading to the basement.
- s. There was mould seen on the wall in the laundry room, this wall is located directly under the kitchen sink.
- t. There was extensive water damage on the wall directly under the main floor bathroom sink area.

- u. The hot water exhaust vent was not hooked up to a hot water tank or was closed off, this is allowing toxic gas to vent into the ambient household air.
- v. The basement bathroom sink in the basement bathroom was plugged.
- w. The wall behind the toilet in the basement bathroom was rotted and the ceiling was water damaged.
- x. The basement bathtub handle for the faucet was missing.
- y. The trim around a window in the basement bedroom was missing.
- z. The door for the basement bedroom was cracked in several areas.
- aa. The walls in the basement bedroom were not finished properly and in their current condition they could not be cleaned properly.
- bb. There were no exterior window casings for both windows on the north and south side of the home.

AND WHEREAS such inspection disclosed that the following breaches of the Public Health Act and the Housing Regulation, Alberta Regulation 173/99, the Minimum Housing and Health Standards and Alberta Regulation 243/2003 Nuisance and General Sanitation regulation exist in and about the above noted premises, namely:

- a. Item (a, e, s, t, w and z) 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. Item (b, f, v and x) 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. Item (c, d, q, r, y and aa) are 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.
- d. Item (g, h, i and j) are 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.
- e. Item (k and l) are 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.
- f. Item (m, n and o) are 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 (p) are 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.
- h. Item (u) are in contravention of section 2(1) of the Nuisance and General Sanitation and Regulations states that: No person shall create, commit or maintain a nuisance that might become injurious or dangerous to the public health or that might hinder in any manner the prevention or suppression of disease is deemed to have created, committed or maintained a nuisance.

- i. Item (bb) are in contravention of section III(2)(a) of the Minimum Housing and Health Standards which states that: The roof and exterior cladding of walls shall be maintained in a waterproof, windproof and weatherproof condition.

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

1. That the occupants vacate the above noted premises on or before March 01, 2023.
2. That the Owner undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. **Before any drywall repairs can be completed,** you must hire an **Environmental Consultant or Industrial/Occupational Health Hygienist that must be approved by Alberta Health Services and prior to the commencement of renovation or repairs.** As this home was built prior to 1990, **the presence of asbestos within building materials is likely thus all precautions must be taken. The consultant *must* assess the conditions within the above noted premises including performing applicable sampling for asbestos containing materials. In the event asbestos is present provide Environmental Public Health with a written asbestos management/abatement plan in accordance with the Alberta Occupational Health and Safety Code for Asbestos abatement. Ensure proper removal/handling of impacted materials follow current codes and standards as outlined in the Alberta Asbestos Abatement Manual.**
 - b. Repair the leaking under the kitchen sink. Remove all the water damaged materials under the kitchen sink. Before the bottom of the cabinet is replaced it must be inspected by Alberta Health Services (AHS) to ensure that all water damaged, and moldy materials have been removed. Once the approval is granted the bottom of the cabinet can be replaced and the wall can be repaired. Ensure Building materials that have been damaged or show evidence of rot or other deterioration are replaced.
 - c. Install missing transitions strips for the hallway and the basement bedroom flooring. Ensure that floors, and 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.
 - d. Remove all the water damaged materials under the main floor bathroom sink, the wall at the side of the bathtub behind the toilet and the water damaged baseboard in the hallway adjacent to the bathroom. Before the bottom of the cabinet, wall behind toilet and the baseboard in the hallway are replaced it must be inspected by AHS to ensure that all water damaged, and moldy materials have been removed. Once the approval is granted the bottom the repairs in these areas can take place. Ensure that all walls must form a watertight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower and ensure that all building materials that have been damaged or show evidence of rot or other deterioration are replaced.
 - e. Remove all water damaged materials in the basement bathroom ceiling and under the bathroom sink and at the side of the bathtub behind the toilet. Before these areas are repaired, they must be inspected by AHS. Once approval is granted repairs can take place. Ensure that all walls must form a watertight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower and ensure that all building materials that have been damaged or show evidence of rot or other deterioration are replaced.
 - f. The plastic surround in the bathing area must be removed, the area inspected for mold and any water damaged materials must be removed. Before the plastic surround is reattached to the wall it must be inspected by AHS, once approval is granted the plastic surround can

- be reattached to the wall and the seams caulked to ensure a watertight seal. Ensure that All walls must form a watertight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower and ensure that all building materials that have been damaged or show evidence of rot or other deterioration are replaced.
- g. The main floor toilet must be fastened to the flooring properly. The basement faucet handle must be installed, and the basement bathroom sink must be unplugged. Ensure that all plumbing fixtures are serviceable, free from leaks, trapped and vented to the outside.
 - h. All the cracked and broken ceramic floor tiles in the bathroom must be replaced. Ensure rooms containing a flush toilet and/or a bathtub or shower have floors that are smooth, non-absorbent to moisture and easy to clean.
 - i. The electrical outlets in the west spare bedroom and the master bedroom must be replaced or repaired. Ensure that all outlets, switches, and fixtures are properly installed and maintained in a good and safe working condition.
 - j. Install window screens for all the windows that were missing the window screens by the 15 April 2023. 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 shall be supplied with effective screens.
 - k. Install or repair the weather proofing for the front exterior door so that no visible light can be seen around the door. Ensure that all windows and exterior doors are, free of cracks and weatherproofed.
 - l. Install exterior window casing for the North and South basement windows. Ensure exterior cladding of walls are maintained in a waterproof, windproof and weatherproof condition.
 - m. Install the trim around the back exterior door and repair the hole in the wall for the stairs leading to the basement. Ensure that all walls, windows, ceilings, floors, and 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.
 - n. Remove the entire water damaged wall in the laundry room located under the kitchen sink that contained mold and seal the adjacent wall located under the main floor bathroom sink. Ensure that all walls, windows, ceilings, floors, and 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 and ensure that all building materials that have been damaged or show evidence of rot or other deterioration are replaced.
 - o. The basement bedroom window trim, walls and door must be repaired. Ensure that all walls, windows, ceilings, floors, and 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 and ensure that all building materials that have been damaged or show evidence of rot or other deterioration are replaced.
 - p. The exhaust vent that was for the old hot water tank must be removed and the exhaust opening covered. A certified licensed plumber with a gas ticket must perform the repair. Due to the large number of plumbing issues, all plumbing fixtures must be serviced and certified that they are functioning properly by the qualified plumber. A full report for the entire plumbing in the home is required by Alberta Health Services. Ensure that all plumbing fixtures are serviceable, free from leaks, trapped and vented to the outside.

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 08, 2022

Confirmation of a verbal order issued to Pran Sawhney, 13 February 2023

Executive Officer
Alberta Health Services

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 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 www.qp.gov.ab.ca.

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 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>

Edmonton • Environmental Public Health

Suite 700, 10055 106 Street NW, Edmonton, AB, Canada T5J 2Y2

www.albertahealthservices.ca/eph.asp