

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

To: Jocelyn Boissonneault
"the Owner"

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

RE: Those housing premises located in Sturgeon County, Alberta and municipally described as: 55226 Range Road 255.

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 is no running water in the premises.
- b. The kitchen cupboards, counters, stove, and sinks have been removed.
- c. Electrical outlets and wires are exposed in the living room and kitchen area.
- d. Insulation has been removed from the walls in the kitchen and living room.
- e. The floors and walls in the living room and kitchen area are in disrepair. Floor coverings and dry wall has been removed in the kitchen. The living room floor covering, and subfloor has been removed and there is plywood laid over floor joists. Some floor joists remain uncovered.
- f. A smoke alarm is not present by the master bedroom.

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. There is no running water in the premises. This is in contravention of **Section 9** of the **Minimum Housing and Health Standards**, which states, "**Every building used in whole or in part, as housing premises must be supplied with a potable water supply of sufficient volume, pressure and temperature to serve the needs of the inhabitants. (a) All hot running water shall be maintained at a temperature of not less than 46 degrees C (114F), and not more than 60 degrees C (140F) measured at the plumbing fixture**".
- b. The kitchen cupboards, counters, stove, and sinks have been removed. This is in contravention of **Section 14 (a) (i) (ii) (iii) (iv)** of the **Minimum Housing and Health Standards**, which states, "**Every housing premises shall be provided with a food preparation area, which includes: (i) a kitchen sink that is supplied with potable hot and cold water and suitably sized to allow preparation of food, washing**

utensils and any other cleaning operation; and (ii) cupboards or other facilities suitable for the storage of food; and (iii) a counter or table used for food preparation which shall be of sound construction and furnished with surfaces that are easily cleaned; and (iv) a stove and a refrigerator that are maintained in a safe and proper operating condition”.

- c. Electrical outlets and wires are exposed in the living room and kitchen area. This is in contravention of **Section 11** of the **Minimum Housing and Health Standards**, which states, “**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”.**
- d. Insulation has been removed from the walls in the kitchen and living room. This is in contravention of **Section 3 (i) (a) (ii) and (iv)** of the **Housing Regulation, AR 173/1999**, which states, “**Subject to subsection (3) and section 4, an owner shall ensure that the housing premises are in good repair, and maintained in a waterproof, windproof, and weatherproof condition”.**
- e. The floors and walls in the living room and kitchen area are in disrepair. Floor coverings and dry wall has been removed in the kitchen. The living room floor covering, and subfloor has been removed and there is plywood laid over floor joists. Some floor joists remain uncovered. This is in contravention of **Section 5 (b)** of the **Minimum Housing and Health Standards**, which states, “**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. 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”.**
- f. A smoke alarm is not present by the master bedroom. This is in contravention of **Section 12** of the **Minimum Housing and Health Standards**, which states, “**Smoke alarms within dwellings shall be installed between each sleeping area and the remainder of the suite and, where hallways serve the sleeping areas; the smoke alarms shall be installed within the hallway. (a) Smoke alarms shall be operational and in good repair at all times”.**

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 July 31, 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. Supply the housing premises with potable hot and cold running water.
 - b. Install kitchen components including sinks, countertops, cupboards, and stove. The kitchen sink must be supplied with hot and cold running water.
 - c. Install and properly secure all electrical components.
 - d. Insulate all exterior walls prior to reinstalling the drywall.

- e. Install and dry wall, on the walls, subfloor and floor coverings in the kitchen area and living room and ensure they are maintained in good repair, free of cracks, and in condition that renders it easy to clean.
 - f. Install a smoke alarm in the hallway by the master bedroom.
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 St. Albert, Alberta, July 24, 2024
Confirmation of a verbal order issued to Danald Boissonneault on July 22, 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>

St. Albert • St. Albert Public Health Centre • Environmental Public Health

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<https://www.ahs.ca/eph>