

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

**To:** YMC DEVELOPMENT CORPORATION.  
“the Owner”

Fatima Issam Chaaban  
“the Owner”

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

**RE:** Those housing premises located in Edmonton, Alberta and municipally described as:  
9301 152 Street NW T5R 1M8

**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. No operational smoke alarm adjacent to sleeping areas
- b. No access to an operational flush toilet, wash basin and bathtub/shower
- c. Severe cockroach & fly insect infestation, several live cockroaches and flies noted throughout the home
- d. No operational kitchen sink
- e. Multiple electrical switch and outlet covers noted missing
- f. The laundry dryer vent is disconnected, noted venting directly into the basement
- g. There is an active sewer back-up in the basement utility/laundry room. The sewage was contained by an accumulation of clothing and garbage bags containing clothing and/or refuse.

**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 operational smoke alarm adjacent to sleeping areas within the unit. This is in contravention of section 12 of the Minimum Housing and Health Standards which states that: “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.”
- b. There is no access to washroom facilities. This is in contravention of section 7 of the Minimum Housing and Health Standards which states that: “Except where exempt by regulation, every housing premises shall be provided with plumbing fixtures of an approved type consisting of at least a flush toilet, a wash basin, and a bathtub or shower.”

- c. There is a cockroach and fly infestation. This is in contravention of section 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."
- d. There is no operational kitchen sink. This is in contravention of section 14(a)(i) of the Minimum Housing and Health Standards which states that: "Every housing premises shall be provided with a food preparation area, which includes: 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."
- e. There are multiple electrical covers missing throughout the home. This is in contravention of section 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. The dryer vent is discontented and venting into the basement. This is in contravention of section 5(2) of the Housing Regulation, 2001 which 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 condition that may hinder in any way the prevention or suppression of disease."
- g. There is an active sewer back-up. This is in contravention of section 6(a) of the Minimum Housing and Health Standards which states that: "The plumbing system and the sanitary drainage system or private sewage disposal system, as the case may be, including drains, fixtures, traps, vents, stacks, waste disposal facilities, pumpout sewage holding tanks, septic tanks and the disposal system shall be maintained in a proper operating condition."

**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 31, 2023.
2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
  - a. Install a functional smoke alarm in the hallway between sleeping rooms.
  - b. Install an operational flush toilet, wash basin and bathtub/shower
  - c. Install/Repair kitchen so that it has an operational kitchen sink, suitable cupboard & counter space, operational stove & refrigerator
  - d. Hire the services of a professional pest control company to inspect, treat, and eradicate the cockroach and fly infestation. Provide documentation of the work completed to an Executive Officer of Alberta Health Services.
  - e. Reconnect dryer vent.
  - f. Find and Repair the source of the sewer back-up. Ensure all building materials affected by sewage and/or water damaged/moldy are removed and replaced
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 6, 2023  
Confirmation of a verbal order issued to Mohamed Issam Chaaban on March 6, 2023.

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>

Copy City of Edmonton

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