

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

To: PLAAMEN INDUSTRIES (1978) LTD. Enrico Potestio
"the Owner" "the Owner"

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

RE: Those housing premises located in Edmonton, Alberta and municipally described as:
1 – 9532 118 Avenue NW Edmonton, AB T5G 0N7

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 lock and handle on the front door of the suite were significantly damaged. As a result, the front door was not capable of being properly secured.
- b. The tenant reported an ongoing bedbug infestation within the suite. There appeared to be bed bug droppings present along the corner of the mattress.
- c. There were mouse droppings present below the kitchen sink.
- d. There was no working smoke alarm installed within the suite.
- e. The plate covers for the light switch and outlet in the bathroom were missing.
- f. The following finishes within the suite were damaged: the walls in the living room (in which the paint had been damaged in a number of places), the trim around the interior of the bathroom door (which was missing), and the baseboard adjacent to the kitchen counter (which was water damaged and swollen).
- g. There was a large crack present in the kitchen counter. As a result, the surface was not smooth, impervious to moisture, and easy to clean.
- h. The sink in the kitchen was not in operation. The faucet and handles for the sink were missing.
- i. The taps for the bathroom faucet were missing. The bathtub faucet itself was not secured flush to the surrounding material.
- j. One of the windows in the living room was cracked and broken. The other half of the window did not form a tight seal with the frame.

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 lock and handle on the front door of the suite were significantly damaged. As a result, the front door was not capable of being properly secured. This is in contravention

of Section 3(a) of the Minimum Housing and Health Standards, which states that “Exterior windows and doors shall be capable of being secured.”

- b. The tenant reported an ongoing bedbug infestation within the suite. There appeared to be bed bug droppings present along the corner of the mattress. This is in contravention of Section 16(a) of the Minimum Housing and Health Standards, which states that “The owner shall ensure that all rooms and other areas used in common by the occupants of the individual dwellings are maintained in a clean and sanitary condition. (a) The owner shall ensure that the housing premises are free of insect and rodent infestations;”
- c. There were mouse droppings present below the kitchen sink. This is in contravention of Section 16(a) of the Minimum Housing and Health Standards, which states that “The owner shall ensure that all rooms and other areas used in common by the occupants of the individual dwellings are maintained in a clean and sanitary condition. (a) The owner shall ensure that the housing premises are free of insect and rodent infestations;”
- d. There was no working smoke alarm installed within the suite. 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. (a) Smoke alarms shall be operational and in good repair at all times.”
- e. The plate covers for the light switch and outlet in the bathroom were missing. 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 following finishes within the suite were damaged: the walls in the living room (in which the paint had been damaged in a number of places), the trim around the interior of the bathroom door (which was missing), and the baseboard adjacent to the kitchen counter (which was water damaged and swollen). This is in contravention of Section 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. (a) 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. (b) 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.”
- g. There was a large crack present in the kitchen counter. As a result, the surface was not smooth, impervious to moisture, and easy to clean. This is in contravention of Section 14(a)(iii) of the Minimum Housing and Health Standards, which states that “Every housing premises shall be provided with a food preparation area, which includes:…(iii) a counter or table used for food preparation which shall be of sound construction and furnished with surfaces that are easily cleaned;”
- h. The sink in the kitchen was not in operation. The faucet and handles for the sink were missing. 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: (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;”

- i. The taps for the bathroom faucet were missing. The bathtub faucet itself was not secured flush to the surrounding material. This is in contravention of Section 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.”
- j. One of the windows in the living room was cracked and broken. The other half of the window did not form a tight seal with the frame. This is in contravention of Section 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.”

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 15, 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. Replace the lock and handle for the front door to the suite. Conduct repairs to the door itself to ensure the door is capable of being properly secured.
 - b. Hire the services of a licensed pest control professional to treat both the bed bug infestation and mouse infestation. Provide copies of the reports generated by the licensed pest control professionals to Alberta Health Services (AHS) Environmental Public Health (EPH).
 - c. Install a working smoke alarm within the bedroom of the suite and the remainder of the suite.
 - d. Replace the missing plate covers for the outlet and light switch in the bathroom.
 - e. Repair the finishes in the suite, including: the walls in the living room, the trim around the interior of the bathroom door, and the baseboard adjacent to the kitchen counter.
 - f. Repair or replace the kitchen counter to ensure the surface is: smooth, impervious to moisture, and easy to clean.
 - g. Replace the missing faucet and taps for the kitchen sink.
 - h. Repair the bathtub faucet and replace the missing taps.
 - i. Replace the broken window in the living room. Repair the other window in the living room to ensure it forms a tight seal with the frame.
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, February 14, 2024.

Confirmation of a verbal order issued to Robert Verhagen on February 13, 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>

Edmonton • Environmental Public Health

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www.albertahealthservices.ca/eph.asp