

ORDER OF AN EXECUTIVE OFFICER

To: Konrad Hansen
"the Owner"

Karen Hansen and Kari-Lynn Kleinwachter
"the Agents"

RE: Those housing premises located in Edmonton, Alberta and municipally described as:
9704 76 Street NW; Lot 7, Block 5, Plan 6258HW

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 interior metal guardrail located near the back entrance had openings greater than 9.5 inches.
- b. Floor tiles were missing by the front entrance.
- c. Floor tiles were cracked in the dining area in front of the living room.
- d. Shower faucet handle was missing in the basement bathroom.
- e. Shower stall in the basement bathroom was missing a drain cover.
- f. Fan cover was missing in the basement bathroom.
- g. Mould was present along the bottom of the exterior wall in the large basement bedroom.
- h. A door with mould on the surface was being kept in the large basement bedroom.
- i. Electrical outlets in the kitchen were missing protective covers.

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. Item [a] is in contravention of section 3(c)(i) of the Minimum Housing and Health Standards which states: "Inside or outside stairs or porches including all treads, risers, supporting structural members, rails, guards and balconies, shall be maintained in good repair and shall comply with the requirements of the Alberta Building Code or a Professional Engineer design."
- b. Items [b & c] are in contravention of section 5 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.”

- c. Item [d] is in contravention of section 6(a) of the Minimum Housing and Health Standards which states: *“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.”*
- d. Items [e, f, g, & h] are in contravention of section 5(2) of the Housing Regulation which states: *“No person shall cause or permit any condition in the 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.”*
- e. Item [i] 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.”*

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. Replace or retrofit the interior guardrail to reduce its openings to no more than 4 inches.
 - b. Replace the missing and cracked floor tiles.
 - c. Install a shower faucet handle in the basement bathroom.
 - d. Install a floor drain cover in the shower stall in the basement bathroom.
 - e. Install a cover on the exhaust fan in the basement bathroom.
 - f. Remove and discard the mould contaminated dry wall, insulation, and other building materials in the large basement bedroom.
 - g. Remove and discard the mould contaminated door in the basement large bedroom.
 - h. Install cover plates on all the electrical outlets in the kitchen.
2. The work referred to in paragraph 1 shall be completed by **October 19, 2022**.

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, September 27, 2022

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 <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 contacting the Health Protection Branch of Alberta Health at 780-427-4518 or by visiting: <https://www.alberta.ca/health-standards-and-guidelines.aspx>