

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

To: Sean Leonard
"the Owner"

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

RE: Those housing premises located in Grande Prairie, Alberta and municipally described as: 11525 116 Street Unit 102

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. Live wires were observed running underneath the dwelling along the grass posing a fire hazard.
- b. The flooring in the main bedroom was observed in disrepair, which permits the entry of pests into the dwelling.
- c. The flooring in the bathroom closet was observed in disrepair, which permits the entry of pests into the dwelling.
- d. The wall behind the first bedroom closet was observed in disrepair.
- e. The tile flooring underneath the toilet was observed in disrepair.
- f. The flooring underneath the washing machine was observed in disrepair.
- g. Mice droppings and the odor of cat urine was noted in the dwelling due to deficiencies causing the entry of pests.
- h. The large metal waste bin was observed overflowing with waste.
- i. The screen door at the back entrance was observed not properly secured and hinders emergency egress.
- j. Handrails for the stairs at the back door were observed missing.
- k. Exterior cladding at the back of the dwelling was observed in disrepair.

- l. The metal skirting surrounding the dwelling was observed in disrepair, which permits the entry of pests.
- m. Water samples have not been submitted to confirm potability of water.
- n. The insect screen in the main bedroom is not flush with the frame allowing a gap for entry of insects.
- o. The front door was observed with gaps between the door and the frame, which does not render it weatherproof.

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. Live wires running underneath the dwelling 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.”
- b. The flooring in the main bedroom observed in disrepair 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.”
- c. The flooring in the bathroom closet observed in disrepair is in contravention of Section 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.”
- d. The wall behind the first bedroom closet observed in disrepair 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.”
- e. The tile flooring underneath the toilet observed in disrepair is in contravention of Section 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.”
- f. The flooring underneath the washing machine observed in disrepair 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.”
- g. Mice droppings and the odor of cat urine noted in the dwelling is in contravention of Section 5(2) of the Alberta Housing Regulation, 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.”

- h. The large metal waste bin was observed overflowing with waste is in contravention of Section 5(2) of the Alberta Housing Regulation, 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.”
- i. The screen door at the back entrance observed not properly secured and hindering emergency egress 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.”
- j. Handrails for the stairs at the back door observed missing is in contravention of Section 3(c)(i) of the Minimum Housing and Health Standards, which states that “Inside or outside stairs or porches including all treads, risers, supporting structural members, handrails, 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.”
- k. Exterior cladding at the back of the dwelling observed in disrepair is in contravention of Section 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.”
- l. The metal skirting surrounding the dwelling observed in disrepair is in contravention of Section 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.”
- m. Water samples not being submitted to confirm potability is in contravention of Section 3(1)(b)(iii) of the Alberta Housing Regulation, which states that “An owner shall ensure that the occupants of the housing premises are supplied with adequate running hot and cold water that is safe for consumption.”
- n. The insect screen in the main bedroom not flush with the frame allowing a gap for entry of insects is in contravention of Section 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.”
- o. The front door observed with gaps between the door and the frame is in contravention of section 2(b)(ii) of the Minimum Housing and Health Standards, which states that “In housing premises intended for use during the winter months, windows in habitable rooms shall protect against cold weather through the provision of a storm sash, double glazing, or other durable thermal/air resistant barrier as may be approved by the Executive Officer.”

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 May 6, 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. Ensure all electrical wires are properly located and maintained to reduce risk of fire. Work must be completed by a professional and approved by Safety Codes.
 - b. Ensure flooring and wall are repaired to prevent the entry of pests and maintained in a condition that renders them easy to clean.
 - c. Ensure flooring is repaired to prevent the entry of pests and maintained in a condition that renders it easy to clean.
 - d. Ensure the wall is repaired and maintained in a condition that renders it easy to clean.
 - e. Ensure flooring is repaired and maintained in a condition that renders it smooth, non-porous and easy to clean.
 - f. Ensure flooring is repaired and maintained in a condition that renders it easy to clean.
 - g. Ensure to identify the source of the smell and confirm potability of water.
 - h. Ensure deficiencies allowing the entry of pests are addressed.
 - i. Ensure waste disposal is conducted routinely to prevent nuisance such as pests and odor.
 - j. Ensure screen door is repaired to allow access in case of emergency.
 - k. Ensure adequate handrails are installed for the back door stairs.
 - l. Ensure siding is maintained in good repair.
 - m. Ensure metal skirting is repaired and maintained in good working condition to prevent the entry of pests and graded to prevent water infiltration.
 - n. Ensure a bacteriological and chemical water sample is submitted to confirm potability of water.
 - o. Ensure insect screen is repaired to prevent the entry of insects.

- p. Ensure doors leading to the outside are rendered weatherproof.
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 Grande Prairie, Alberta, May 6, 2024
Confirmation of a verbal order issued to Sean Leonard on May 3, 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>

Template revised October 13, 2022

Grande Prairie • Public Health Centre • Environmental Public Health
Main Floor, 10320 99 Street, Grande Prairie, Alberta, Canada T8V 6J4

www.ahs.ca/eph