

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

To: Fimke Veenendaal
"the Owner"

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

RE: Those housing premises located in Coaldale, Alberta and municipally described as:
2305 20 Street

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 refrigerator has a water leak inside and water is pooling on shelves and inside drawers. This indicates the refrigerator is not in proper operating condition and may compromise food stored inside.
- b. There is an open vent stack in the kitchen that is not properly sealed. Sewer gas can be released from improperly sealed vents and negatively impact the indoor air quality.
- c. The bathroom shower head is leaking and is connected directly to the water line provided for the washing machine, which does not meet standard. Improperly constructed plumbing systems may disrupt the safe and sanitary handling of water or sewage. Continuous water leaks can result in increased humidity and create an environment suitable for mold growth.
- d. There are awning-style windows in both upstairs bedrooms. Awning-style windows have opening hardware that obstructs an occupant's means of escape in the event of a fire. The opening hardware on the window in the smaller bedroom is also broken and the window is unable to be opened, completely preventing emergency egress.
- e. The bathroom does not have an openable window or a fan provided and excess moisture can become trapped in the room. Excess moisture can result in mold growth.

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 refrigerator has a water leak inside and water is pooling on shelves and inside drawers. This is in contravention of section IV(14)(a)(iv) of the Minimum Housing and

Health Standards which states that: Every housing premises shall be provided with a food preparation area, which includes: a stove and a refrigerator that are maintained in a safe and proper operating condition. The refrigerator shall be capable of maintaining a temperature of 4°C.

- b. There is an open vent stack in the kitchen that is not properly sealed. This is in contravention of section IV(6)(a) & (c) of the Minimum Housing and Health Standards which states that:
 - a) 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.
 - c) All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.
- c. The bathroom shower head is leaking and is connected directly to the water line provided for the washing machine. This is in contravention of section IV(6)(a) & (c) of the Minimum Housing and Health Standards which states that:
 - a) 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.
 - c) All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.
- d. There are obstructed, awning-style windows in both upstairs bedrooms and the window in the smaller bedroom is unable to be opened. This is in contravention of section III(3)(b)(i) & (ii) of the Minimum Housing and Health Standards which states that:
 - i) For buildings of 3 stories or less and except where a bedroom door provides access directly to the exterior or the suite is sprinklered, each bedroom shall have at least one outside window which may be opened from the inside without the use of tools or special knowledge.
 - ii) Windows referred to in section III(3)(b)(i) shall provide unobstructed openings with areas not less than 0.35 m² (3.8ft²), with no dimension less than 380 mm (15”).
- e. The bathroom does not have an openable window or a fan provided. This is in contravention of section IV(7)(c) of the Minimum Housing and Health Standards which states that: All rooms containing a flush toilet and/or bathtub or shower shall be provided with natural or mechanical ventilation.

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 September 29, 2017.
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 the refrigerator is in proper operating condition and free from leaks.
 - b. Ensure vent stacks within the plumbing system are properly sealed or vented to the outside. Any and all corrections or modifications of any plumbing system of said place shall be made under the supervision of a Safety Codes Officer in the plumbing discipline.
 - c. If a shower fixture is to be provided, ensure the fixture is free from leaks and installation complies with Building Code. Any and all corrections or modifications of any plumbing system of said place shall be made under the supervision of a Safety Codes Officer in the plumbing discipline.
 - d. Provide each bedroom with an openable, unobstructed window with areas not less than 0.35 m² (3.8ft²), with no dimension less than 380 mm (15”).
 - e. Provide an openable window or operational fan in the bathroom.
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 Lethbridge, Alberta, September 22, 2017.

Confirmation of a verbal order issued to Fimke Veenendaal on September 15, 2017.

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, Telus Plaza North Tower
10025 Jasper Avenue NW
Edmonton, Alberta, T5J 1S6
Phone: 780-222-5186
Fax: 780-422-0914
Email: HealthAppealBoard@gov.ab.ca
Website: <http://www.health.alberta.ca/about/PHAB.html>

A Notice of Appeal form may be obtained by contacting Alberta Health Services at 780-342-0122 or by contacting the Public Health Appeal Board.

Health Legislation, Regulations and Standards

Electronic versions of the Public Health Act and Regulations are available at the Alberta Queen's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or www.qp.gov.ab.ca.

Health Legislation and regulations are available for purchase. Please contact Alberta Queen's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or www.qp.gov.ab.ca.

Copies of standards are available by contacting the Health Protection Branch of Alberta Health at 780-427-4518 or by visiting: www.health.alberta.ca/about/health-legislation.html

Lethbridge • Lethbridge Train Station • Environmental Public Health

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www.albertahealthservices.ca/eph.asp