

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

To: Lou Bardics
"the Owner"

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

RE: Those housing premises located in Lethbridge, Alberta and municipally described as:
704 17 Street N

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. There were no smoke alarms installed the home.
- b. The tenants report an ongoing bedbug infestation.
- c. Numerous finishing issues throughout the house including but not limited to:
 1. The living room and hallway floors were stripped down to the plywood subfloor. These floors were stained, filthy and cannot be properly cleaned.
 2. The carpets in the bedrooms were so filthy and stained that thorough cleaning is no longer possible.
 3. The floors in the bathrooms were stripped down to the plywood subfloor. The wood was dirty and not easily cleanable. The portion of the subfloor in front of the toilet in the large bathroom was cracked and bits of the wood had lifted and broken off.
 4. The linoleum in the kitchen and front hallway was ripped and torn and was peeling up at the ends near the walls.
 5. The trim around most of the windows in the home was missing. Some windows had insulation sticking out of the gaps around them.
 6. Door trim was missing around some of the bedroom doors.
 7. The wall in the child's bedroom next to the large bathroom had been removed down to the studs.

8. The walls throughout the home were not properly finished (ie. bare, unpainted drywall).
 9. The ledge above the tub was bare wood and broken along the edges.
 10. There was no cover for the fan in the large bathroom.
- d. The laminate on the kitchen counter was lifting off the counter.
 - e. Drawers and cupboard doors were missing in the kitchen.
 - f. Electrical outlets and light switches were missing covers.
 - g. Electrical wires were hanging from their junction boxes in both bathrooms as well as in the stairway to the basement.
 - h. There was a gap to the exterior noted along the bottom of the back door.
 - i. The back door had a large piece of wood screwed onto it and was not in good repair.
 - j. Many of the openable windows had either missing or damaged insect screens.
 - k. There was no form of ventilation in the small bathroom.
 - l. The bedroom doors for the rooms near the large bathroom were either severely broken or missing.
 - m. The wall next to the stairs going down to the dirt floor basement had been removed, leaving an unobstructed, open pit in the front hallway. The flooring in front of this was ripped, torn, and lifting.

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 were no smoke alarms installed the home which is in contravention of section IV(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. The tenants report an ongoing bedbug infestation which is in contravention of section V(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.
- c. Finishing issues throughout the house which is in contravention of section III(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.

AND

section III(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.

AND

section III(5)(b) of the Minimum Housing and Health Standards which states that: 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.

- d. The laminate on the kitchen counter was lifting off the counter which is in contravention of section IV(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: a counter or table used for food preparation which shall be of sound construction and furnished with surfaces that are easily cleaned.
- e. Drawers and cupboard doors were missing in the kitchen which is in contravention of section IV(14)(a)(ii) of the Minimum Housing and Health Standards which states that: Every housing premises shall be provided with a food preparation area, which includes: cupboards or other facilities suitable for the storage of food.
- f. Electrical outlets and light switches were missing covers which is in contravention of section IV(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.
- g. Electrical wires were hanging from their junction boxes in both bathrooms as well as in the stairway to the basement which is in contravention of section IV(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.
- h. There was a gap to the exterior noted along the bottom of the back door which is in contravention of section III(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.
- i. The back door had a large piece of wood screwed onto it and was not in good repair which is in contravention of section III(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.
- j. Some of the insect screens were either missing or in disrepair for the windows in the home which is in contravention of section III(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.

- k. There was no form of ventilation in the small bathroom which 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.
- l. The bedroom doors for the rooms near the large bathroom were either severely broken or missing which is in contravention of section 3(1)(a)(iii) of the Housing Regulation which states that: an owner shall ensure that the housing premises are in good repair.
- m. The wall next to the stairs going down to the dirt floor basement had been removed, leaving an unobstructed, open pit in the front hallway. The flooring in front of this was ripped, torn, and lifting which is in contravention of section 5(2) of the 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.

AND

Section 3(1)(a)(ii) of the Housing Regulation which states that: an owner shall ensure that the housing premises are in a safe 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 **September 3, 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. Install smoke alarms outside of the bedrooms. Ensure these are operational at all times.
 - b. Have professional pest control in to inspect for and treat the bedbug infestation. The house will need to be cleaned up and cleared out prior to this taking place.
 - c. Remove the carpet from the bedrooms and install proper flooring materials throughout the home - ensure that these are in good repair and easily cleanable.
 - d. Replace the subflooring in front of the toilet in the large bathroom **PRIOR** to installing proper flooring in the bathroom.
 - e. Install trim around all windows and doors in the home.

- f. Install a proper finished wall in the child's bedroom next to the bathroom.
 - g. Apply appropriate finishes on the walls throughout the home. Ensure these are easily cleanable.
 - h. Remove the existing wooden ledge above the tub and either properly finish it or replace it with a waterproof one.
 - i. Install a cover for the fan in the large bathroom.
 - j. Repair or replace the kitchen counter.
 - k. Replace all missing drawers and cupboard doors in the kitchen.
 - l. Install appropriate covers for all electrical outlets and switches.
 - m. Secure the electrical wires within the junction boxes and install an appropriate cover.
 - n. Close the gap at the bottom of the back door by installing weatherstripping.
 - o. Repair/replace the back door.
 - p. Install tight fitting insect screens on all openable windows. Ensure these screens are in good repair.
 - q. Ensure there is a form of ventilation in the small bathroom. This can either be a mechanical fan or an openable window to the exterior.
 - r. Replace the doors for the bedrooms near the large bathroom.
 - s. Install either a wall or a door in the opening in front of the stairs going down to the basement.
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, July 4, 2024.

Confirmation of a verbal order issued to Lou Bardics and tenant on July 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>

Environmental Public Health – South Zone

Suite 110, 200 – 4 Avenue S Lethbridge, AB

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