



**IN THE MATTER OF THE PUBLIC HEALTH ACT – ALBERTA**  
**ORDER OF AN EXECUTIVE OFFICER**

- To:** Alecto Development Inc.  
PO Box 52296  
Calgary, Alberta T2E-8K9                      and  
  
G & G Property Management Inc.        and  
  
All shareholders of each
- And To:** All Occupants of those premises located in Calgary, Alberta and municipally described as:  
  
382 Hendon Dr NW  
Calgary, Alberta  
T2K-1Z7
- Re:** Those premises located in Calgary, Alberta and municipally described as:  
  
382 Hendon Dr NW  
Calgary, Alberta  
T2K-1Z7

WHEREAS I, an **Executive Officer** of the **Calgary Health Region**, 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 the prevention or suppression of disease, namely:

- a. There is the sewage contamination on the floors in the basement suite.
- b. There is a plumbing leak in the ceiling of the bathroom of the basement suite likely from the toilet on the main floor.
- c. There is water damage to the ceiling and walls in the bathroom of the basement suite.
- d. The middle bedroom of the basement suite does not have a window.
- e. The window in the west bedroom of the basement cannot be opened.

AND WHEREAS such inspection disclosed that the following breaches of the Public Health Act and the Housing Regulation, Alberta Regulation 173/99, and Minimum Housing and Health Standards exist in and about the above noted premises, namely:

- a. The sewage contaminated floors is a contravention of the Housing Regulation, Alberta Regulation 173/99, Section 5(2) ) “No person shall cause or permit any

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Re: Thos premises located in Calgary, Alberta and municipally described as 382 Hendon Drive NW, Calgary, Alberta

- condition in housing premises that is or may become injurious or dangerous to the public health, including any condition that may hinder in a way the prevention or suppression of disease.”
- b. The plumbing leak in the bathroom is a contravention of the Minimum Housing and Health Standards, Section 6(a) “The plumbing system and the sanitary drainage system or the 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. The water damage to the ceiling and walls in the bathroom is a contravention of the Minimum Housing and Health Standards, Section 5 “All walls, windows, ceilings, floors, and the 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.”
  - d. The middle bedroom with no window is a contravention of the Minimum Housing and Health Standards, Section 3(b) “For buildings 3 storeys 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.”
  - e. The bedroom with the window that cannot be opened is a contravention of the Minimum Housing and Health Standards, Section 3(b).

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 tenants inhabiting the above noted premises be **vacated** no later than 4 PM, on Tuesday, the 18<sup>th</sup> day of July, 2006.
2. That, if the above noted premises are to be reoccupied by the public, the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
  - a. Remove any porous building materials (carpeting, drywall, insulation) contaminated by sewage and disinfect hard, smooth surfaces (cement floor)
  - b. Repair the plumbing leak in the bathroom.
  - c. Repair any water damage on the ceiling and walls in the bathroom.
  - d. Install a window in the middle bedroom (that is approved by an Executive Officer of the Calgary Health Region) or install a sprinkler system.
  - e. Repair the window in the west bedroom so that it can be easily opened.
3. That, until such time as the work referred to in paragraph 2 is completed to the satisfaction of the undersigned, or an executive officer of the Calgary Health Region, the above noted premises shall remain **closed for tenant accommodation purposes.**

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Re: Thos premises located in Calgary, Alberta and municipally described as 382 Hendon Drive NW, Calgary, Alberta

Dated at Calgary, Alberta, this 18<sup>th</sup> day of July, 2006.

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Ivan Rukavina  
Executive Officer  
Calgary Health Region

***Section 5(2) of the Public Health Act provides that a person who is directly affected by this Order and considers himself or herself aggrieved hereby may appeal the same to the Public Health Appeal Board, 24<sup>th</sup> Floor, Telus Plaza North Tower, 10025 Jasper Avenue, Edmonton AB T5J 2N3, within ten (10) days. The terms of this Order remain in effect notwithstanding the filing or proposed filing of any such appeal.***

***The Owner is advised that the Public Health Act empowers the Calgary Health Region to carry out the terms of this Order on the Owner's behalf and at the Owner's expense should the Owner fail to comply with the terms hereof.***

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**Airdrie**

Airdrie Public Health Centre  
604 Main Street South  
Airdrie, AB T4B 3K7  
Phone: 403-912-8400  
Fax: 403-912-8410

**Banff**

Banff Health Centre  
303 Lynx Street  
PO Box 1266  
Banff, AB T1L 1B3  
Phone: 403-762-2990  
Fax: 403-762-5570

**Calgary/Mountain View/Rocky View**

Calgary Health Region, Centre 15  
1509 Centre Street SW  
Calgary, AB T2G 2E6  
Phone: 403-943-8060  
Fax: 403-943-8090

**Canmore**

Canmore Public Health  
#104, 800 Railway Avenue  
Canmore, AB T1W 1P1  
Phone: 403-678-5656  
Fax: 403-678-5068

**Claresholm**

Claresholm Public Health  
5221 2<sup>nd</sup> Street W  
PO Box 1391  
Claresholm, AB T0L 0T0  
Phone: 403-625-4061  
Fax: 403-625-4062

**Didsbury**

Didsbury Health Unit  
PO Bag 130  
1210 -20th Avenue  
Didsbury, AB T0M 0W0  
Phone: 403-335-7292  
Fax: 403-335-7610

**Okotoks**

Okotoks Public Health Centre  
11 Cimarron Commons  
Okotoks, AB T1S 2E9  
Phone: 403-995-2600  
Fax: 403-995-2639

**Strathmore**

Public Health Building  
650 Westchester Road  
Strathmore, AB T1P 1H8  
Phone: 403-934-3454  
Fax: 403-934-3827