

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

**To:** **Mr. Sunny D. T. Van**  
# 2, 1010 10 Avenue S E  
High River, Alberta T1V 1L5  
(the “**Owner**”)

**And To:** All Occupants of those premises located in High River, Alberta and municipally described as:

# 2, 1010 10 Avenue S E.  
High River, Alberta

**Re:** Those premises located in High River, Alberta and municipally described as:

# 2, 1010 10 Avenue S E  
High River, Alberta

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 the prevention or suppression of disease, namely:

- a. Two bedrooms were constructed in the attached garage and do not have any windows for emergency egress.
- b. Rodent infestation throughout housing premises.
- c. Smoke alarms removed and not in working order.
- d. Electrical wiring has been tampered with throughout the premises.
- e. Interior finishes, walls, floors, ceilings, floor coverings are in poor condition. Ceiling in kitchen pantry area has water stains from upstairs bathroom leak. Linoleum in office, kitchen and bathroom is missing or damaged. Carpet floor covering dirty and worn.
- f. Interior stair railings are defective with missing spindles and not securely attached to wall.
- g. Windows and exterior doors are not windproof, waterproof, or weatherproof.
- h. Portable space heaters are not to be used for the primary source of heat in a habitable room.

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. Two bedrooms were constructed in the attached garage and do not have any

- proper windows for emergency egress which contravenes Part III, Section 3 (b) of the Minimum Housing and Health Standards.
- b. Rodent infestation throughout housing premises which contravenes Part V, Section 16 of the Minimum Housing and Health Standards.
  - c. Smoke alarms removed and not in working order which contravenes Part IV, Section 12 of the Minimum Housing and Health Standards.
  - d. Electrical wiring has been tampered with throughout the premises which, contravenes Part IV, Section 11 of the Minimum Housing and Health Standards.
  - e. Interior finishes, walls, floors, ceilings, floor coverings are in poor condition which contravenes Part III, Section 5 of the Minimum Housing and Health Standards.
  - f. Interior stair railings are defective with missing spindles and not securely attached to wall which contravenes Part II, Section 3 (c) of the Minimum Housing and Health Standards.
  - g. Windows and exterior doors are not windproof, waterproof, or weatherproof which contravenes Part III, Section 2 (b) (i),(ii),(iii) of the Minimum Housing and Health Standards.
  - h. Portable space heaters are not to be used for the primary source of heat in a habitable room which contravenes Part IV, Section 8 (c) of the Minimum Housing and Health Standards.

AND WHEREAS, by virtue of the foregoing, the above noted premises are hereby declared to be **unfit for human habitation**;

NOW THEREFORE, I hereby **ORDER** and **DIRECT**:

1. That the above noted premises be vacated no later than 11:59 PM, on Wednesday, the 20th day of May, 2009.
2. That, if the above noted premises are to be reoccupied, the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
  - a. All bedrooms must allow proper egress in case of emergency
  - b. Premises must have a professional exterminator to rid unit of vermin.
  - c. Smoke alarms must be installed and in good working order.
  - d. Electrical wiring must be inspected and approved by a Safety Codes Officer.
  - e. 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.
  - f. Interior hand railings must be good repair, properly attached and free of defects.
  - g. Exterior windows and doors must be windproof, waterproof, and weatherproof.
  - h. All habitable rooms must have a properly installed heating facility system capable of maintaining a temperature of 22C (71F).
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 Alberta Health Services, the above noted premises shall remain vacant and secured from unauthorized entry.

Dated at Okotoks, Alberta, this 20th day of May, 2009.

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Neil Williams  
Executive Officer  
Alberta Health Services

***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 Alberta Health Services 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, *Southport*  
10101 Southport Rd SW  
Calgary, AB T2W 3N2  
Phone: 403-943-2288  
Fax: 403-943-8056

**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 Box 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: 403-361-7200  
Fax: 403-361-7244

[www.calgaryhealthregion.ca/envhealth](http://www.calgaryhealthregion.ca/envhealth)