

- h. There is accumulation of cat faeces and cat urine on the floor in the basement;
- i. There is an offensive ammonia odour throughout the basement, likely caused by the accumulation of cat urine;
- j. There is a fly infestation in the basement;
- k. There are holes in the drywall throughout the dwelling;
- l. The interior door to the bathroom has a large hole;
- m. Walls, kitchen cabinets and doors have gouges, cracks and holes;
- n. The flooring linoleum/tiles are damaged and deteriorated;
- o. There are full bags of garbage scattered around the property;
- p. Carpet in bedrooms and living room, surfaces of hard floor coverings in kitchens, hallways, and basement, and counter tops and sinks are in an unclean condition.

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. Asphalt shingles used to cover the roof are deteriorated and lifting in many areas of the roof, which is in contravention of Section 2 (a) of the Minimum Housing and Health Standards;
- b. There are broken exterior windows throughout the dwelling, which is in contravention of Section 2 (b) (i) of the Minimum Housing and Health Standards;
- c. The windows do not have effective screens to protect against flies and other flying insects, which is in contravention of Section 2 (b) (iii) of the Minimum Housing and Health Standards;
- d. The foundation is cracked and deteriorated, specifically in the basement, which is in contravention of Section 1 (b), (c), (d) of the Minimum Housing and Health Standards;
- e. The basement windows are too small 15" x 30" and do not have suitable emergency egress, which is in contravention of Section 3 (b) of the Minimum Housing and Health Standards;
- f. There are no smoke alarms in any rooms of the dwelling, which is in contravention of Section 12 of the Minimum Housing and Health Standards;
- g. There is no hot running water, which is in contravention of Section 9 (a) of the Minimum Housing and Health Standards;
- h. There is accumulation of cat faeces and cat urine on the floor in the basement, which is in contravention of Section 2 (2) (e) of the Nuisance and General Sanitation Regulation;
- i. There is an offensive ammonia odour throughout the basement, likely caused by the accumulation of cat urine, which is in contravention of Section 5 (2) of the Housing Regulation;
- j. There is a fly infestation in the basement, which is in contravention of Section 2 (1) of the Nuisance and General Sanitation Regulation;
- k. There are holes in the drywall throughout the dwelling, which is in contravention of Section 14 (a) of the Minimum Housing and Health Standards;
- l. The interior door to the bathroom has a large hole, which is in contravention of Section 5 of the Minimum Housing and Health Standards;
- m. Walls, kitchen cabinets and doors have gouges, cracks and holes, which is in contravention of Section 5 of the Minimum Housing and Health Standards;
- n. The flooring linoleum/tiles are damaged and deteriorated, which is in contravention

- o. of Section 5 of the Minimum Housing and Health Standards;
- o. There are full bags of garbage scattered around the property, which is in contravention of Section 8 (3) of the Nuisance and General Sanitation Regulation;
- p. Carpet in bedrooms and living room, surfaces of hard floor coverings in kitchens, hallways, and basement, and counter tops and sinks are in an unclean condition, which is in contravention of Section 5 (2) of the Housing Regulation.

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 12:00 PM, on Monday, the 17th day of August, 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. Install a new roof covering and seal crevices around vent pipes/chimneys passing through the roof;
 - b. Replace all cracked and/or broken exterior windows;
 - c. Install fly screens on all windows that are capable of opening for ventilation;
 - d. Repair the foundation so it is structurally sound. A professional must be hired to assess the structural integrity of the foundation;
 - e. Replace all windows in rooms used as sleeping quarters that have an emergency egress less than 0.35 square meters (3.8 square feet) with no dimensions less than 380 mm (15 inches);
 - f. Install smoke alarms 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;
 - g. Ensure provision of hot water;
 - h. All cat faeces and urine must be removed. The floorings must then be washed and sanitized;
 - i. Ensure the ammonia odour, caused by the cat urine, is eliminated;
 - j. Eliminate the fly infestation in the basement;
 - k. Repair walls that have holes or damage to the wall surface;
 - l. Repair or replace all doors that have holes, cracks or damages;
 - m. Repair all walls and repair and/or replace kitchen cabinets, counters and doors that have any physical damage;
 - n. Repair and/or replace all floor coverings that are damaged or deteriorated;
 - o. Remove any physical garbage or junk from the yard that may create a nuisance or a health concern;
 - p. All surfaces throughout the housing premises must be cleaned. These surfaces include, but are not limited to, carpets, hard floor coverings, counter tops and sinks.

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 Strathmore, Alberta, this 17th day of August, 2009, confirming a verbal order of August 13th, 2009.

Jeremy Donaldson, B.Sc., B.Tech., CPHI(C)
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, 24th 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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