

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

**To:** **Pierson, Roy**  
109 Ranch Gate  
Strathmore, Alberta T1P 0B4  
(the “**Owner**”)

**And To:** Alicia Hawryluk and all Occupants (the “**Occupants**”) of those premises located in Strathmore, Alberta and municipally described as:

819 Bayview Crescent  
Strathmore, Alberta

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

819 Bayview Crescent  
Strathmore, 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. There is no smoke detector/alarm installed in the housing premises.
- b. The thermostat for the furnace is not functioning.
- c. There are multiple electrical outlets that do not have covers.
- d. The light in the living room does not have a switch to control power. It is turned on and off by unscrewing the light bulb.
- e. There are electrical plugs and light fixtures throughout the housing premises that have exposed electrical wiring.
- f. The ventilation fan in the washroom does not operate.
- g. There is mould growth on the floor mouldings, along the wall, in the porch/entrance area.
- h. The interior walls in the porch/entrance area are extremely water damaged and rotted.
- i. The exterior walls on the porch are rotted and damaged.
- j. The exterior porch/deck has missing wooden planks and is rotted making it structurally unsound.
- k. The linoleum in the kitchen is lifting and is damaged.
- l. There is a cracked window in the living room.
- m. Windows throughout the housing premises do not have window screens.

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. There is no smoke detector/alarm installed in the housing premises. This is in contravention of Sections 12 and 12 (a) of the Minimum Housing and Health Standards.
- b. The thermostat for the furnace is not functioning. This is in contravention of Sections 8 and 8 (a) of the Minimum Housing and Health Standards.
- c. There are multiple electrical outlets that do not have covers. This is in contravention of Section 11 of the Minimum Housing and Health Standards.
- d. The light fixture in the living room does not have a switch to control power. It is turned on and off by unscrewing the light bulb. This is in contravention of Sections 11 of the Minimum Housing and Health Standards.
- e. There are electrical plugs and light fixtures throughout the housing premises that have exposed electrical wiring. This is in contravention of Section 11 of the Minimum Housing and Health Standards.
- f. The ventilation fan in the washroom does not operate. This is in contravention of Sections 7 and 7 (c) of the Minimum Housing and Health Standards.
- g. There is mould growth on the floor mouldings, along the wall, in the porch/entrance area. This is in contravention of Section 5 (2) of the Housing Regulation.
- h. The interior walls in the porch/entrance area are extremely water damaged and rotted. This is in contravention of Sections 1 (a) and 1 (c) of the Minimum Housing and Health Standards.
- i. The exterior walls on the porch are rotted and damaged. This is in contravention of Sections 1 (a), 1 (c) and 2 (a) of the Minimum Housing and Health Standards.
- j. The exterior porch/deck has missing wooden planks and is rotted making it structurally unsound. This is in contravention of Sections 1 (a), 1 (c) and 3 (c) of the Minimum Housing and Health Standards.
- k. The linoleum in the kitchen is lifting and is damaged. This is in contravention of Section 5 of the Minimum Housing and Health Standards.
- l. There is a cracked window in the living room. This is in contravention of Section 2 (b) (i) of the Minimum Housing and Health Standards.
- m. Windows throughout the housing premises do not have window screens. This is in contravention of Section 2 (b) (iii) of the Minimum Housing and Health Standards.

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 12:00, on Saturday, the 31<sup>st</sup> day of August, 2009.
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:

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- a. Install a working smoke alarm in the appropriate location as described in Section 12 of the Minimum Housing and Health Standards.
  - b. Repair or replace the furnace so the thermostat is operating properly. This work must be completed by a qualified contractor and an invoice must be submitted to the executive officer.
  - c. All electrical outlets must have covers.
  - d. The light fixture in the kitchen that does not have a switch, must be repaired or replaced so the light fixture operates using an on/off switch.
  - e. All electrical plugs and light fixtures that have exposed electrical wiring must be properly repaired or replaced by a qualified contractor.
  - f. The ventilation fan in the washroom must be repaired or replaced.
  - g. All mould contaminated building materials that cannot be cleaned and sanitized must be removed from the housing premises and replaced.
  - h. All water damaged building materials must be repaired and/or replaced so it is structurally sound.
  - i. All exterior walls that are water damaged and show evidence of rotting must be replaced. The roof and exterior walls must all be weatherproof to reduce the occurrence of water ingress into the housing premises.
  - j. Any water damaged or rotted building material used in the construction and support of the deck/porch must be replaced.
  - k. Repair or replace the damaged linoleum in the kitchen.
  - l. All cracked windows in the housing premises must be replaced.
  - m. All windows must have proper window screens installed.
- 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 **closed for tenant accommodation purposes**.

Dated at Strathmore, Alberta, this 21<sup>st</sup> day of July, 2009.

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Jeremy Donaldson, 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, 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**

Alberta Health Services, *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)