

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

To: Winnie Plante and Gerald Plante
187 Main Street
Chipman, New Brunswick E4A 2C3
(the “**Owners**”)

And To: Paige Renout and Eddy Corkum (the “**Occupants**”) of those premises located in
Vulcan County, Alberta and municipally described as:

South 425 Feet of the East 680 Feet Part of the SE 18-18-24-W4M
Vulcan County, Alberta

Re: Those premises located in Vulcan County, Alberta and municipally described as:

South 425 Feet of the East 680 Feet Part of the SE 18-18-24-W4M
Vulcan County, Alberta

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. The in-floor heating system for this premises does not operate;
- b. Drop ceiling panels in living room area show evidence of water damage;
- c. Several drop ceiling panels in hallway are missing;
- d. Many electrical switches and outlets do not have covers;
- e. There are no smoke alarms present;
- f. Rodent droppings present under jetted bathtub and surrounding built-in;
- g. There is no drywall on upstairs ceiling;
- h. A bed frame used as the safety rail for upstairs landing is loose and unsecured;
- i. Upstairs room walls have large holes;
- j. Some wooden 2 x 4 wall studs on the upper floor are cut and unsupported;
- k. Evidence of water damage to wall coverings and building materials of the upstairs room;
- l. There is no hand rail for the stairs leading from the basement to the upstairs room;
- m. Interior walls of entry area to the premise are not dry walled and fibreglass insulation is exposed;
- n. Entry area interior landing has large gaps sufficient to allow a foot to fall through;

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Re: Those premises located in Vulcan County, Alberta and municipally described as the South 425 feet of the East 680 part of the S.E. 18-18-24-W4M / Vulcan County, Alberta

- o. Installation of floor covering in basement is incomplete creating gaps and exposing concrete floor below;
- p. Portions of drywall in the hallway are unfinished and damaged;
- q. Portions of drywall in the hallway show evidence of water damage;
- r. Mold growth is present on some areas of drywall in hallway and bedroom;
- s. There is no floor/wall coving material to seal crevice between wall and floor;
- t. Sewer pipe sticking out of bedroom floor is wrapped in plastic packing tape to prevent entry of sewer gases into this premises;
- u. North bedroom window is broken and covered with plywood;
- v. Walls in bedroom show evidence of water damage;
- w. Window sill of bedroom basement is unfinished OSB board;
- x. Walls in laundry/utility/furnace room show evidence of water damage;
- y. Electrical junction box in furnace room does not have cover plate installed;
- z. Glass pane in the south east living room area window is broken;
- aa. Glass pane in the south window of kitchen/dinning area is broken;
- bb. Drywall behind kitchen stove and refrigerator shows evidence of water damage;
- cc. The exterior cladding is missing in areas;

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 in-floor heating system for this premises does not operate, which is in contravention of Section 3 (1) (b) (ii) of the *Housing Regulation* (AR 173/99) and Section 8 of the *Minimum Housing and Health Standards*;
- b. Drop ceiling panels in living room area show evidence of water damage, which is in contravention of Section 1 (c) of the *Minimum Housing and Health Standards*;
- c. Several drop ceiling panels in hallway are missing, which is in contravention of Section 5 of the *Minimum Housing and Health Standards*;
- d. Many electrical switches and outlets do not have covers, which is in contravention of Section 11 of the *Minimum Housing and Health Standards*;
- e. There are no smoke alarms present, which is in contravention of Section 12 of the *Minimum Housing and Health Standards*;
- f. Rodent droppings present under jetted bathtub and surrounding built-in, which is in contravention of Section 16 (a) of the *Minimum Housing and Health Standards*;
- g. There is no drywall on upstairs ceiling, which is in contravention of Section 5 of the *Minimum Housing and Health Standards*;
- h. A bed frame used as the safety rail for upstairs landing is loose and unsecured, which is in contravention of Section 3 (c) of the *Minimum Housing and Health Standards*;
- i. Upstairs room walls have large holes, which is in contravention of Section 5 of the *Minimum Housing and Health Standards*;
- j. Some wooden 2 x 4 wall studs on the upper floor are cut and unsupported, which is in contravention of Section 1 of the *Minimum Housing and Health Standards*;
- k. Evidence of water damage to wall coverings and building materials of the upstairs room, which is in contravention of Section 1 (c) of the *Minimum Housing and Health Standards*;
- l. There is no hand rail for the stairs leading from the basement to the upstairs room,

- which is in contravention of Section 3 (c) of the *Minimum Housing and Health Standards*;
- m. Interior walls of entry area to the premise are not dry walled and fibreglass insulation is exposed, which is in contravention of Section 5 of the *Minimum Housing and Health Standards*;
 - n. Entry area interior landing has large gaps sufficient to allow a foot to fall through, which is in contravention of Section 3 (c) of the *Minimum Housing and Health Standards*;
 - o. Installation of floor covering in basement is incomplete creating gaps and exposing concrete floor below, which is in contravention of Section 5 of the *Minimum Housing and Health Standards*;
 - p. Portions of drywall in the hallway are unfinished and damaged, which is in contravention of Section 5 of the *Minimum Housing and Health Standards*;
 - q. Portions of drywall in the hallway show evidence of water damage, which is in contravention of Section 1 (c) of the *Minimum Housing and Health Standards*;
 - r. Mold growth is present on some areas of drywall in hallway and bedroom, which is in contravention of Section 5 (2) of the Housing Regulation (AR 173/99);
 - s. There is no floor/wall coving material to seal crevice between wall and floor, which is in contravention of Section 5 of the *Minimum Housing and Health Standards*;
 - t. Sewer pipe sticking out of bedroom floor is wrapped in plastic packing tape to prevent entry of sewer gases into this premises, which is in contravention of Section 6 of the *Minimum Housing and Health Standards*;
 - u. North bedroom window is broken and covered with plywood, which is in contravention of Section 2 (b) (i) of the *Minimum Housing and Health Standards*;
 - v. Walls in bedroom show evidence of water damage, which is in contravention of Section 1 (c) of the *Minimum Housing and Health Standards*;
 - w. Window sill of bedroom basement is unfinished OSB board, which is in contravention of Section 5 of the *Minimum Housing and Health Standards*;
 - x. Walls in laundry/utility/furnace room show evidence of water damage, which is in contravention of Section 1 (c) of the *Minimum Housing and Health Standards*;
 - y. Electrical junction box in furnace room does not have cover plate installed, which is in contravention of Section 11 of the *Minimum Housing and Health Standards*;
 - z. Glass pane in the south east living room area window is broken, which is in contravention of Section 2 (b) (i) of the *Minimum Housing and Health Standards*;
 - aa. Glass pane in the south window of kitchen/dinning area is broken, which is in contravention of Section 2 (b) (i) of the *Minimum Housing and Health Standards*;
 - bb. Drywall behind kitchen stove and refrigerator shows evidence of water damage, which is in contravention of Section 1 (c) of the *Minimum Housing and Health Standards*;
 - cc. The exterior cladding is missing in areas, which is in contravention of Section 2 (a) 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 the above noted premises be vacated no later than 8:00 a.m., on Monday, the 2nd day of February, 2009.

ORDER OF AN EXECUTIVE OFFICER

Re: Those premises located in Vulcan County, Alberta and municipally described as the South 425 feet of the East 680 part of the S.E. 18-18-24-W4M / Vulcan County, Alberta

2. That, if the above noted premises are to be reoccupied, the Owners immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
- a. Repair the primary heating facility within this housing premises;
 - b. Replace water damaged drop ceiling panels;
 - c. Replace missing ceiling panels in hallway;
 - d. Install covers on electrical outlets and switches missing them;
 - e. Install a smoke alarm in hallway outside of bedroom entrance;
 - f. Clean to remove rodent droppings and urine;
 - g. Install a ceiling in upstairs room;
 - h. Install a secure rail around top of stairs in upstairs room;
 - i. Repair large holes in walls of upstairs room;
 - j. Repair structural components of upstairs walls;
 - k. Replace water damaged wall coverings and building materials in upstairs room;
 - l. Install a hand rail for stairs leading from basement to upstairs room;
 - m. Install drywall or wall board on walls of entry area;
 - n. Close in large gap around entry area interior landing;
 - o. Finish gaps in floor covering of basement;
 - p. Repair damaged drywall of hallway in basement;
 - q. Replace water damaged portions of drywall of basement hallway;
 - r. Replace drywall in bedroom and hallway that shows evidence of mold growth;
 - s. Install baseboards;
 - t. Ensure sewer pipe in bedroom is sealed in accordance with safety codes to prevent escape of sewer gas into this premise;
 - u. Repair the bedroom's north facing window;
 - v. Replace water damaged wall covering materials of bedroom;
 - w. Finish the window sill of the bedroom;
 - x. Replace water damaged drywall in the laundry/utility/furnace room;
 - y. Install a cover on the electrical junction box in furnace room;
 - z. Repair south east exterior window of living room;
 - aa. Repair south facing exterior window of kitchen/dining area;
 - bb. Repair damaged portion of drywall behind kitchen stove;
 - cc. Install all-weather siding and finish materials on exterior walls, soffit and fascia.
4. That, until such time as the work referred to in paragraph 3 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**.

Dated at Claresholm, Alberta, this 2nd day of February, 2009 confirming verbal order of the 30th of January, 2009.

Richard Steeves
Executive Officer
Alberta Health Services
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, 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 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.

Airdrie

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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 Road SW
Calgary, AB T2W 3N2
Phone: 403-943-2288
Fax: 403-943-8056

Canmore

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

Claresholm

Claresholm Health Unit
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Claresholm, AB T0L 0T0
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Didsbury

Didsbury Health Unit
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Okotoks

Okotoks Public Health Centre
11 Cimarron Commons
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Strathmore

Public Health Building
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www.calgaryhealthregion.ca/envhealth