

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

- To:** Stratushaven Developments Inc.
2800, 715 – 5th Ave SW
Calgary, Alberta T2P 2X6
(the current “**Owner**”)
- And To:** Dylan Elash
101, 138 – 18 Ave SE
Calgary, Alberta T2G 5P9
(the “**Director**”)
- And To:** Jacqueline Gilluley
50 Bridlewood Drive SE
Calgary, Alberta T2Y 3R1
(the “**Director**”)
- And To:** Thor Management Services Inc.
5198 Coral Shores Drive NE
Calgary, Alberta T3J 3J7
(the new “**Owner**”)
- And To:** Kuldip Rangi
5198 Coral Shores Drive NE
Calgary, Alberta T3J 3J7
(the “**Director**”)
- And To:** All Occupants (the “**Occupants**”) of those premises located in municipality, Alberta and municipally described as:

#5, 6144 Bowness Rd NW, Calgary, Alberta.
- Re:** Those premises located in Calgary, Alberta and municipally described as:

#5, 6144 Bowness Rd NW, Calgary, 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 hot water.
- b. There is no gas and therefore no way of heating the property.

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- c. There is animal faecal and urine matter in the carpeted areas of the property.
- d. There are no smoke detectors in the property.
- e. There are no insect screens on any of the windows in the property.
- f. There are missing plate covers on electrical outlets and a large hole in the kitchen wall adjacent to an electrical outlet.
- g. There is no handrail on the basement staircase.
- h. There is evidence that the basement is being used for sleeping purposes. There is no window in the basement.

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 hot water. This is a breach of the "Minimum Housing and Health Standards", specifically Section 9(a).
- b. There is no gas and therefore no way of heating the property. This is a breach of the "Minimum Housing and Health Standards", specifically Section 8(a).
- c. There is animal faecal and urine matter in the carpeted areas of the property. This is a breach of the "Nuisance and General Sanitation Regulation", specifically Section 2(1).
- d. There are no smoke detectors in the property. This is a breach of the "Minimum Housing and Health Standards", specifically Section 12.
- e. There are no insect screens on any of the windows in the property. This is a breach of the "Minimum Housing and Health Standards", specifically Section 2(b)(iii).
- f. There are missing plate covers on electrical outlets and a large hole in the kitchen wall adjacent to an electrical outlet. This is a breach of the "Minimum Housing and Health Standards", specifically Section 11.
- g. There is no handrail on the basement staircase. This is a breach of the "Minimum Housing and Health Standards", specifically Section 3(c).
- h. There is evidence that the basement is being used for sleeping purposes. There is no window in the basement. This is a breach of the "Minimum Housing and Health Standards", specifically Section 3(b) & 4(a).

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:**

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Re: All Occupants (the "Occupants") of those premises located in Calgary, Alberta and municipally described as **5, 6144 Bowness Rd NW, Calgary, Alberta.**

1. That the above noted premises shall remain **vacated**.
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. Reconnect the gas service to the property so that hot water may be provided.
 - b. Reconnect the gas service to the property so that the property can be heated.
 - c. Remove all the carpet in the property and inspect the sub floor.
 - d. Install smoke detectors in the property.
 - e. Install insect screens on the windows.
 - f. Replace missing plate covers on electrical outlets and a patch the large hole in the kitchen wall adjacent to an electrical outlet.
 - g. Install a handrail on the basement staircase.
 - h. Ensure the basement is not used for sleeping purposes.
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 Calgary, Alberta, this 2nd day of September, 2009.

Sarah L Nunn
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.

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 2nd Street W
PO Box 1391
Claresholm, AB T0L 0T0

Didsbury

Didsbury Health Unit
PO Box 130
1210 -20th Avenue
Didsbury, AB T0M 0W0

Okotoks

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

Strathmore

Public Health Building
650 Westchester Road
Strathmore, AB T1P 1H8
Phone: 403-361-7200

ORDER OF AN EXECUTIVE OFFICER

Re: All Occupants (the "**Occupants**") of those premises located in Calgary, Alberta and municipally described as **5, 6144 Bowness Rd NW, Calgary, Alberta.**

Phone: 403-625-4061
Fax: 403-625-4062

Phone: 403-335-7292
Fax: 403-335-7610

Fax: 403-995-2639

Fax: 403-361-7244

www.calgaryhealthregion.ca/envhealth

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