

IN THE MATTER OF THE PUBLIC HEALTH ACT – ALBERTA

ORDER OF AN EXECUTIVE OFFICER

To: Jaswal Enterprises Ltd.
465 California Place NE
Calgary, Alberta T1Y 6X6
(the “**Owner**”)

Jaswal, Harkrishan
465 California Place NE
Calgary, Alberta T1Y 6X6
(the “**Owner**”)

Jaswal, Sukhdev Kaur
465 California Place NE
Calgary, Alberta T1Y 6X6
(the “**Owner**”)

Minhas, Gurmit S & Surjit K
465 California Place NE
Calgary, Alberta T1Y 6X6
(the “**Owner**”)

Jaswal, Parminder S
465 California Place NE
Calgary, Alberta T1Y 6X6
(the “**Owner**”)

Jaswal, Amarjit S
465 California Place NE
Calgary, Alberta T1Y 6X6
(the “**Owner**”)

Jaswal, Sukhdev
465 California Place NE
Calgary, Alberta T1Y 6X6
(the “**Owner**”)

Jaswal, Pardip S
465 California Place NE
Calgary, Alberta T1Y 6X6
(the “**Owner**”)

Wilde, Laurie
#208 – 412 Huntsville Crescent NW
Calgary, Alberta T2K 5E1
(the “**Agent**”)

ORDER OF AN EXECUTIVE OFFICER

Re: Those premises located in Calgary, Alberta and municipally described as **#110-412 Huntsville Crescent NW, Calgary, Alberta**

And To: All Occupants (the “**Occupants**”) of those premises located in Calgary, Alberta and municipally described as:

#110 412 Huntsville Crescent NW
Calgary, Alberta.

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

#110 412 Huntsville Crescent 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. Various missing electrical switch plates, exposed wiring in main electrical panel.
- b. Exposed wires and damage to baseboard heaters.
- c. Smoke detector is not operational.
- d. Floors throughout suite are in disrepair, water damaged, filthy and stained.
- e. Kitchen sink is not draining.
- f. Stove is not in working condition.
- g. Bathroom walls, ceiling and floor are water damaged, mouldy and in disrepair.
- h. Bathroom faucet is in disrepair.
- i. Bathroom cabinet is water damaged, mouldy and in disrepair.
- j. Kitchen cabinets and countertop are water damaged, mouldy and in disrepair.
- k. Kitchen window is single pane.
- l. Kitchen window and both bedroom windows do not have a screen.
- m. Living room window does not have a locking mechanism.
- n. Interior doors, closet doors and door handles are damaged and in disrepair.

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. Various missing electrical switch plates, exposed wiring in main electrical panel. This is in contravention of Section 11 of the Minimum Housing and Health Standards.
- b. Exposed wires and damage to baseboard heaters. This is in contravention of Section 11 of the Minimum Housing and Health Standards.
- c. Smoke detector is not operational. This is in contravention of Section 12 of the Minimum Housing and Health Standards.

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- d. Floors throughout suite are in disrepair, water damaged, filthy and stained. This is in contravention of Section 1 and 5 of the Minimum Housing and Health Standards.
- e. Kitchen sink is not draining. This is in contravention of Section 6 of the Minimum Housing and Health Standards.
- f. Stove is not in working condition. This is in contravention of Section 14 of the Minimum Housing and Health Standards.
- g. Bathroom walls, ceiling and floor are water damaged, mouldy and in disrepair. This is in contravention of Section 1 and 5 of the Minimum Housing and Health Standards.
- h. Bathroom faucet is in disrepair. This is in contravention of Section 6 of the Minimum Housing and Health Standards.
- i. Bathroom cabinet is water damaged, mouldy and in disrepair. This is in contravention of Section 1 and 5 of the Minimum Housing and Health Standards.
- j. Kitchen cabinets and countertop are water damaged, mouldy and in disrepair. This is in contravention of Section 5 and 14 of the Minimum Housing and Health Standards.
- k. Kitchen window is single pane. This is in contravention of Section 2(b) of the Minimum Housing and Health Standards.
- l. Kitchen window and both bedroom windows do not have screens. This is in contravention of Section 2(b) of the Minimum Housing and Health Standards.
- m. Living room window does not have a locking mechanism. This is in contravention of Section 3(a) of the Minimum Housing and Health Standards.
- n. Interior doors, closet doors and door handles are damaged and in disrepair. This is in contravention of Section 1 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 remain **vacant**.
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. Repair all damaged electrical services, baseboard heaters and fixtures. Work must be completed by a certified electrician. Receipts from electrician are required.
 - b. Replace all missing electrical switch plates and outlet covers.
 - c. Install or repair smoke detector immediately.
 - d. Replace floors throughout suite, including carpet underlay and any water damaged sub-floor in kitchen and bathroom.
 - e. Repair plumbing system in kitchen and bathroom to ensure all fixtures/faucets are operational; sinks are draining, and are no leaks.
 - f. Repair all drywall and plaster damage in suite. Water damaged drywall must be removed, replaced and be finished with a smooth, impervious to moisture and cleanable surface.
 - g. Replace bathroom cabinet/vanity and countertop.

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- h. Replace kitchen cabinet with sink. Ensure all water damage behind, under and around is remediated. All damaged cabinets must be repaired or replaced.
 - i. Replace kitchen countertops.
 - j. Replace broken kitchen window pane. All windows must have a storm sash, double glazing, or other durable thermal/air resistant barrier as required under the standards.
 - k. Install removable fitted screens in good condition to all openable windows to protect from flying insects.
 - l. Install locking mechanisms to all windows to the exterior.
 - m. Repair or replace all damaged interior doors, closet doors and door handles.
- 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 17th day of June, 2010. Verbal order issued to building manager, Laurie Wilde, on June 09, 2010.

Heather A Langemann, 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.

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
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Phone: 403-762-2990
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Calgary/Mountain View/Rocky View
Alberta Health Services, *Southport*
10101 Southport Rd SW
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Canmore
Canmore Public Health
#104, 800 Railway Avenue
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Claresholm
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5221 2nd Street W
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Didsbury
Didsbury Health Unit
PO Box 130
1210 -20th Avenue
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Okotoks
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11 Cimarron Commons
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