

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

**To:** Heirali Abbas  
192 Douglas Ridge Close SE  
Calgary, Alberta T2Z 1P6

**And To:** Randy Wade and Bert Wade and all occupants, of those premises located in and municipality, Alberta and municipally described as:

283029 Township Rd 250, Plan 9012115 Block 5 Lot 3, located in the NE ¼ 33-24-28-W4M Rockyview County, Alberta

**Re:** Those premises located at 283029 Township Rd 250, Plan 9012115 Block 5 Lot 3, in the County of Rockyview, Alberta and municipally described as:

283029 Township Rd 250, Plan 9012115 Block 5 Lot 3, located in the NE ¼ 33-24-28-W4M Rockyview County, 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. A large amount of mould and water damage to walls, ceiling and baseboards throughout the basement.
- b. Water damaged and buckling hardwood flooring located in the basement.
- c. Chipped and broken tile on main entrance and on stairs leading to basement.
- d. Hand railing missing to stairs leading to basement.
- e. Open flooring in basement containing water and pooling of water in furnace room.
- f. Duct tape covering broken tile above tub in the basement washroom.
- g. Hardwood flooring missing on upper floor by kitchen area.
- h. Water damage to cupboard underneath kitchen sink.
- i. Several electrical outlets are missing covers throughout home.
- j. Exposed wiring underneath the dishwasher and fume hood, on main floor.
- k. Rear deck stairs are too shallow and are missing hand railings.
- l. Rear deck railings are loose.
- m. Water leaking at toilet located in main floor washroom.
- n. Water damaged drywall behind toilet, located in main floor washroom.
- o. Interior railing post broken and repaired with tape.
- p. Warped and lifting flooring in living room and in kitchen, on main floor.
- q. Loose stair nose edging on stairs leading from main floor to entrance.
- r. Damaged front door entrance edging.
- s. Weather stripping is damaged along base of front entrance door.

**ORDER OF AN EXECUTIVE OFFICER**

**Re: Those premises located in Rockyview County, Alberta and municipally described as 283029 Twynshp Rd 250, Plan 9012115  
Block 5 Lot 3 located in the NE ¼ 33-24-28-W4M Rockyview County, Alberta**

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 large amount of mould and water damage to walls, ceiling and baseboards throughout the basement. This is in contravention of Section 1(c) of the Minimum Housing and Health Standards.
- b. The water damaged and buckling hardwood flooring located in the basement house. This is in contravention of Section 5 of the Minimum Housing and Health Standards.
- c. The chipped and broken tile on the main entrance door floor and on stairs leading to basement. This is in contravention of Section 5 of the Minimum Housing and Health Standards.
- d. The hand railing missing to stairs leading to basement. This is in contravention of 3(c) of the Minimum Housing and Health Standards.
- e. The open flooring in basement, containing water, and pooling of water in furnace room. This is in contravention of Section 5 of the Minimum Housing and Health Standards.
- f. The duct tape covering the broken tile above tub in the basement washroom. This is in contravention of Section 5(a) of the Minimum Housing and Health Standards.
- g. The hardwood flooring missing on upper floor by kitchen area. This is in contravention of Section 5 of the Minimum Housing and Health Standards.
- h. Water damage to cupboard underneath kitchen sink. This is in contravention of Section 1(c) of the Minimum Housing and Health Standards.
- i. The several electrical outlets are missing covers throughout home. This is in contravention of Section 11 of the Minimum Housing and Health Standards.
- j. The exposed wiring underneath the dishwasher and fume hood, on main floor. This is in contravention of Section 11 of the Minimum Housing and Health Standards.
- k. The rear deck stairs are too shallow and are missing hand railings. This is in contravention of Section 3(c) of the Minimum Housing and Health Standards.
- l. The rear deck railings are loose. This is in contravention of Section 3(c) of the Minimum Housing and Health Standards.
- m. The water leaking at toilet located in main floor washroom. This is in contravention of Section 6(c) of the Minimum Housing and Health Standards.
- n. The water damaged drywall behind toilet, located in main floor washroom. This is in contravention of Section 1(c) of the Minimum Housing and Health Standards.
- o. The interior railing post broken and repaired with tape. This is in contravention of Section 3(c) of the Minimum Housing and Health Standards.
- p. The warped and lifting flooring in living room and in kitchen, on main floor. This is in contravention of Section 5 of the Minimum Housing and Health Standards.
- q. The loose stair nose edging on stairs leading from main floor to entrance. This is in contravention of Section 3(c) of the Minimum Housing and Health Standards.
- r. The damaged front door entrance edging. This is in contravention of Section 2(b)(i) of the Minimum Housing and Health Standards.
- s. The damaged weather stripping along base of front entrance door. This is in contravention of Section 2(b)(i) of the Minimum Housing and Health Standards.

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Re: Those premises located in Rockyview County, Alberta and municipally described as 283029 Twynshp Rd 250, Plan 9012115  
Block 5 Lot 3 located in the NE ¼ 33-24-28-W4M Rockyview County, Alberta

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 8:00am, on the 26<sup>th</sup> day of July, 2010.
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. Repair and replace all mould and water damage to walls, ceiling and baseboards throughout the basement.
  - b. Repair and replace all water damaged and buckling hardwood flooring located in the basement.
  - c. Repair or replace all chipped and broken tile on the main door entrance floor and on stairs leading to basement.
  - d. Install a hand railing to stairs leading to basement.
  - e. Repair the open flooring in the basement, containing water, and remove the pooling of water in furnace room.
  - f. Remove the duct tape and repair all broken tile above the tub in the basement washroom.
  - g. Repair the hardwood flooring missing on upper floor by kitchen area.
  - h. Repair and replace all water damage to the cupboard underneath kitchen sink.
  - i. Install electrical outlets covers, that area missing.
  - j. Repair the exposed wiring underneath the dishwasher and fume hood.
  - k. Repair the rear deck stairs and railings, to comply with the current Alberta building code standards.
  - l. Repair the rear deck railings.
  - m. Repair the leaking toilet, located in the main floor washroom.
  - n. Repair and replace all water damaged drywall behind the toilet, located in main floor washroom.
  - o. Replace the broken interior railing post.
  - p. Repair or replace the warped and lifting flooring in the living room and kitchen.
  - q. Repair the stair nose edging, on stairs leading from main floor to the entrance.
  - r. Repair the damaged front door entrance edging.
  - s. Repair or replace the weather stripping along base of front entrance door.
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.

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**Re: Those premises located in Rockyview County, Alberta and municipally described as 283029 Twynshp Rd 250, Plan 9012115 Block 5 Lot 3 located in the NE ¼ 33-24-28-W4M Rockyview County, Alberta**

Dated at Strathmore, Alberta, this 21<sup>st</sup> day of July, 2010.

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Norman Kruesel  
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)