

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

To: 722413 Alberta Ltd.
2373 Banff Trail NW
Calgary, Alberta T2M 4L2

722413 Alberta Ltd.
Suite 300, 2912 Memorial Drive SE
Calgary, Alberta T2A 6R1

Salim Dhanji
12025 Lake Fraser Drive SE
Calgary, Alberta T2J 7G5

Deepak Ruparell
2200, 411 1 Street SE
Calgary, Alberta T2G 5E7

686166 Alberta Inc.
5707 Macleod Trail S
Calgary, Alberta T2H 0J7

724384 Alberta Inc.
2200, 411 – 1 Street SE
Calgary, Alberta T2G 5E7

Karim Rasul
2373 Banff Trail NW
Calgary, Alberta T2M 4L2

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

#112 2373 Banff Trail NW
Calgary, Alberta

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

#112 2373 Banff Trail 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;

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Re: Those premises located in Calgary, Alberta and municipally described as **#112 2373 Banff Trail NW, Calgary, Alberta**

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 stove and oven do not work.
- b. There are bars over the bedroom window that cannot be opened from the inside.
- c. There is no screen on bedroom window.
- d. The smoke alarm is not operational.
- e. The bathtub surround is mouldy around caulking under layer of new caulking.
- f. The bathroom door handle is 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. The stove and oven do not work. This is in contravention of Nuisance and General Sanitation Regulation, Section 2(1).
- b. There are bars over the bedroom window that cannot be opened from the inside. This is in contravention of the Minimum Housing and Health Standards, Section 3(b)(ii).
- c. There is no screen on bedroom window. This is in contravention of the Minimum Housing and Health Standards, Section 2(b)(iii).
- d. The smoke alarm is not operational. This is in contravention of the Minimum Housing and Health Standards, Section 12(a).
- e. The bathtub surround is mouldy around caulking under layer of new caulking. This is in contravention of the Minimum Housing and Health Standards, Section 5(a).
- f. The bathroom door handle is in disrepair. This is in contravention of the Minimum Housing and Health Standards, Section 1.

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 12:00pm, on Wednesday, the 30th day of June, 2010.
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. Either remove the kitchenette from the unit or ensure it is fully operational.
 - b. Remove security bars from the bedroom window.
 - c. Install screen on bedroom window.
 - d. Ensure the smoke alarm is properly installed and functional.
 - e. Remove old mouldy caulking and replace with new materials.
 - f. Replace or repair door handle on bathroom door.

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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 5th day of July, 2010, confirming the Verbal Order issued on the 30th day of June, 2010 to Karim Rasul.

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.

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Calgary/Mountain View/Rocky View
Alberta Health Services, *Southport*
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Canmore
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www.calgaryhealthregion.ca/envhealth