

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:

#212 2373 Banff Trail NW
Calgary, Alberta

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

#212 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 #212 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. The bathroom floor has been poorly installed with new lino leaving gaps in the seams, lifting in corners, edges, and not sealed at tub-floor joint.
- c. The bed rails have metal or wood posts sticking out from bed frame.
- d. Baseboards are peeling off which may be a tripping hazard.
- e. There is a large gap under front door.
- f. There are no screens in the front window or the rear window.

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. The bathroom floor has been poorly installed with new lino leaving gaps in the seams, lifting in corners, edges, and not sealed at tub-floor joint. This is in contravention of the Minimum Housing and Health Standards, Section 5(a).
- c. The bed rails have metal or wood posts sticking out from bed frame. This is in contravention of Nuisance and General Sanitation Regulation, Section 2(1).
- d. Baseboards are peeling off which may be a tripping hazard. This is in contravention of the Minimum Housing and Health Standards, Section 1.
- e. There is a large gap under front door. This is in contravention of the Minimum Housing and Health Standards, Section 2(b)(i).
- f. There are no screens in the front window or the rear window. This is in contravention of the Minimum Housing and Health Standards, Section 2(b)(iii).

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. Repair or replace the bathroom floor in a manner that all seams are secured down and all edges are permanently sealed or have suitable transitions.
 - c. Remove the posts sticking out from the bed-frame or replace bed-frame.
 - d. Secure or replace peeling baseboards.

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- e. Install weather-stripping on front door to ensure there are no gaps and is tight fitting all around.
 - f. Install screens on all openable windows.
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.

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
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Fax: 403-678-5068

Claresholm

Claresholm Public Health
5221 2nd 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
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www.calgaryhealthregion.ca/envhealth