

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

**To:** Sam Fiorentino  
191 Edenvold Drive NW  
Calgary, Alberta T3A 3S4  
(the “**Owner**”)

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

Suite B – 2511 17 Street SE  
Calgary, Alberta

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

Suite B – 2511 17 Street SE  
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. Room being used as sleeping room has no window or other emergency egress to the exterior.
- b. No smoke detector in suite.
- c. Opening window does not have a screen.
- d. Opening window is single pane and is cracked.
- e. Opening window does not have a lock.
- f. Many electrical outlets and switches lack cover plates throughout suite. Outlet where water damage occurred gives shocks and lights do not have switches.
- g. No stove in suite.
- h. Refrigerator not supplied by landlord.
- i. Toilet tank cracked and leaking. No toilet tank cover.
- j. Wall and ceiling has water damage by kitchen sink.
- k. Ceiling of shower stall has water damage.
- l. Vermin in suite; flies of various species, maggots, possibly bedbugs.
- m. Finishes; floor covering throughout suite is filthy and damaged, lifting and has holes.

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. Room being used as sleeping room has no window or other emergency egress to the exterior. This is in contravention of Section 3(b) of the Minimum Housing and Health Standards.
- b. No smoke detector in suite. This is in contravention of Section 12 of the Minimum Housing and Health Standards.
- c. Opening window does not have a screen. This is in contravention of Section 2(b) of the Minimum Housing and Health Standards.
- d. Opening window is single pane and is cracked. This is in contravention of Section 2(b) of the Minimum Housing and Health Standards.
- e. Opening window does not have a lock. This is in contravention of Section 3(a) of the Minimum Housing and Health Standards.
- f. Many electrical outlets and switches lack cover plates throughout suite. Outlet where water damage occurred gives shocks and lights do not have switches. This is in contravention of Section 11 of the Minimum Housing and Health Standards.
- g. No stove in suite. This is in contravention of Section 14(a) of the Minimum Housing and Health Standards.
- h. Refrigerator not supplied by landlord. This is in contravention of Section 14(a) of the Minimum Housing and Health Standards.
- i. Toilet tank cracked and leaking. No toilet tank cover. This is in contravention of Section 6 (c) of the Minimum Housing and Health Standards.
- j. Wall and ceiling has water damage by kitchen sink. This is in contravention of Section 5(2) of the Alberta Housing Regulation.
- k. Ceiling of shower stall has water damage. This is in contravention of Section 1 of the Minimum Housing and Health Standards.
- l. Vermin in suite; flies of various species, maggots, possibly bedbugs. This is in contravention of Section 16 of the Minimum Housing and Health Standards.
- m. Finishes; floor covering throughout suite is filthy and damaged, lifting and has holes. This is in contravention of Section 5 of the Minimum Housing and Health Standards.

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 11:00 AM, on Monday, the 01 day of March, 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. Room being used as sleeping room without a window must have a proper sized window installed.
  - b. Install operational smoke detector in suite.
  - c. All openable windows must have tight fitting screens.
  - d. All windows must be double pane and weatherproof.
  - e. All openable windows must have a locking mechanism.
  - f. A certified/licensed electrician must inspect all outlets and switches within the suite make the necessary repairs and provide documentation to this office.
  - g. A proper working stove must be supplied by the landlord.
  - h. A proper working refrigerator must be supplied by landlord.
  - i. Toilet tank must be replaced with toilet tank cover
  - j. Source of water damage into wall/ceiling of suite must be corrected, all water damaged materials must be removed (drywall, wood, etc) the area must be cleaned and sanitized to prevent mould growth. If water damage source is the upper suite, this too must be corrected as stated above.
  - k. Ceiling of shower stall must be repaired with a suitable finish that is water resistant.
  - l. Pest control must be implemented in suite for all vermin. Pest control receipts will be required.
  - m. All flooring in suite must be replaced and installed in a suitable manner to allow proper cleaning and prevents tripping hazards.
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.

Dated at Calgary, Alberta, this 10 day of February, 2010.

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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, 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.***

ORDER OF AN EXECUTIVE OFFICER

Re: Those premises located in Calgary, Alberta and municipally described as 2511 17 Street SE-Basement Unit B

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***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)

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