

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

To: **Myles and Amanda Maxey**
224 Pumphill Rise SW
Calgary, Alberta T2V 4C8
(the “**Owner**”)

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

2816 Oakmoor Drive SW
Calgary, Alberta

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

2816 Oakmoor Drive SW
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. There is no floor covering in the entryway.
- b. There is no frame around the front door on the exterior and interior.
- c. There is a hole in the kitchen floor approximately six inches by two feet.
- d. There are live exposed wires coming up from the kitchen floor.
- e. There is no kitchen sink in the kitchen.
- f. The wall in the kitchen is not finished.
- g. The light fixture in the kitchen is detached from the ceiling.
- h. There is no smoke detector on site.
- i. There are missing baseboards throughout the house.
- j. The bedroom carpets are heavily soiled.
- k. There are missing electrical face plates evident throughout the house.
- l. There is no handrail going downstairs.
- m. The main floor bathroom does not have a toilet.
- n. The main floor bathroom does not have a hand sink.
- o. The main floor bathroom does not have a faucet to turn on the water for the tub.
- p. The main floor bathroom does not have a shower head.
- q. The main floor bathroom does not have a properly working exhaust fan.

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Re: Those premises located in Calgary, Alberta and municipally described as **2816 Oakmoor Dr SW, Calgary, Alberta**

- r. The main floor bathroom walls are not finished.
- s. There are several heating and fresh air vents throughout the house that do not have covers.
- t. There are small holes in the wall in the master bedroom.
- u. The door frame in the master bedroom is damaged.
- v. The pipes in the laundry room appeared to be leaking at the time of inspection.
- w. Live exposed wires evident in the laundry room.
- x. Debris strewn about in the front and back yard.

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. There is no floor covering in the entryway. This is in contravention to the Minimum Housing and Health Standards, Section 5.
- b. There is no frame around the front door on the exterior and interior. This is in contravention to the Minimum Housing and Health Standards, Sections 2(b)(i) and 5.
- c. There is a gap in the kitchen floor approximately six inches by two feet. This is in contravention to the Minimum Housing and Health Standards, Section 5.
- d. There are live exposed wires coming up from the kitchen floor. This is in contravention to the Minimum Housing and Health Standards, Section 11.
- e. There is no kitchen sink in the kitchen. This is in contravention to the Minimum Housing and Health Standards, Section 14(a)(i).
- f. The wall in the kitchen is not finished. This is in contravention to the Minimum Housing and Health Standards, Section 5.
- g. The light fixture in the kitchen is detached from the ceiling. This is in contravention to the Minimum Housing and Health Standards, Section 11.
- h. There is no smoke detector on site. This is in contravention to the Minimum Housing and Health Standards, Section 12.
- i. There are missing baseboards throughout the house. This is in contravention to the Minimum Housing and Health Standards, Section 5.
- j. The bedroom carpets are heavily soiled. This is in contravention to the Nuisance Housing Regulation Section 5(2).
- k. There are missing electrical face plates evident throughout the house. This is in contravention to the Minimum Housing and Health Standards, Section 11.
- l. There is no handrail going downstairs. This is in contravention to the Minimum Housing and Health Standards, Section 3(c).
- m. The main floor bathroom does not have a toilet. This is in contravention to the Minimum Housing and Health Standards, Section 7.
- n. The main floor bathroom does not have a hand sink. This is in contravention to the Minimum Housing and Health Standards, Section 7.
- o. The main floor bathroom does not have a faucet to turn on the water for the bathtub. This is in contravention to the Minimum Housing and Health Standards, Section 6.
- p. The main floor bathroom does not have a shower head. This is in contravention to the Minimum Housing and Health Standards, Section 6.
- q. The main floor bathroom does not have a properly working exhaust fan. This is in contravention to the Minimum Housing and Health Standards, Section 7(c).

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- r. The main floor bathroom walls are not finished. This is in contravention to the Minimum Housing and Health Standards, Section 5.
- s. There are several vents throughout the house that do not have covers. This is in contravention to the Minimum Housing and Health Standards, Section 5.
- t. There are small holes in the wall in the master bedroom. This is in contravention to the Minimum Housing and Health Standards, Section 5.
- u. The door frame in the master bedroom is damaged. This is in contravention to the Minimum Housing and Health Standards, Section 5.
- v. The pipes in the laundry room appear to be leaking at the time of inspection. This is in contravention to the Minimum Housing and Health Standards, Section 6(c).
- w. Live exposed wires evident in the laundry room. This is in contravention to the Minimum Housing and Health Standards, Section 11.
- x. Debris strewn about in the front and back yard. This is in contravention to the Nuisance Housing Regulation Section 5(2).

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 Friday, the 26th day of November, 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. Restore the flooring in the entryway.
 - b. Install a door frame for the front door for the interior and exterior.
 - c. Repair the hole in the kitchen floor.
 - d. Acquire the services of a qualified electrician to remove the live exposed wiring coming up from the kitchen floor. Provide supporting documentation for the work done.
 - e. Install a working sink in the kitchen that can fit kitchen equipment for washing.
 - f. Finish the walls in the kitchen such that they smooth, impervious and easy to clean.
 - g. Repair the light fixture on the kitchen ceiling.
 - h. Install a smoke detector in all areas specified in the Minimum Housing Health Standards Section 12.
 - i. Install baseboards throughout the house, where they are missing.
 - j. Replace the flooring in the bedrooms,
 - k. Replace missing electrical and light face plates throughout the house.
 - l. Install a handrail going downstairs.
 - m. Install a working toilet in the main floor bathroom.
 - n. Install a working hand sink in the main floor bathroom.
 - o. Install a working faucet fixture for the main floor bathtub.
 - p. Install a working shower head in the main floor bathroom.

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- q. Repair the main floor bathroom exhaust.
 - r. Finish the walls in the main floor bathroom such that they are smooth, non absorbent to moisture and easy to clean.
 - s. Replace the missing fresh air and heating vent covers throughout the house.
 - t. Repair the holes in the wall in the master bedroom.
 - u. Repair the door frame in the master bedroom.
 - v. Repair the water leak in the laundry room.
 - w. Acquire the services of a qualified electrician to remove the live exposed wiring in the laundry room. Provide supporting documentation for the work done.
 - x. Remove all of the debris from the front and back of the house.
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, Thursday the 2nd day of December, 2010.

Written order confirms the verbal order issued to Mrs. Maxey on Friday November 26, 2010.

Salima Kassam
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
Phone: 403-678-5656
Fax: 403-678-5068

Claresholm

Claresholm Public Health
5221 2nd Street W
PO Box 1391
Claresholm, AB T0L 0T0
Phone: 403-625-4061

Didsbury

Didsbury Health Unit
PO Box 130
1210 -20th Avenue
Didsbury, AB T0M 0W0
Phone: 403-335-7292

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

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Re: Those premises located in Calgary, Alberta and municipally described as **2816 Oakmoor Dr SW, Calgary, Alberta**

Fax: 403-625-4062

Fax: 403-335-7610

www.calgaryhealthregion.ca/envhealth

INACTIVE