

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

To: **Amy Shun-Foon Wong**
3 Covehaven CR NE
Calgary, Alberta T3K 6A4
(the “**Owner**”)

Albert Wong
3 Covehaven CR NE
Calgary, Alberta T3K 6A4

Albert Wong
208 Centre Street SE
Calgary, Alberta T2G 2B6

Alex Wong
3 Covehaven CR NE
Calgary, Alberta T3K 6A4

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

4516 75 Street NW
Calgary, Alberta

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

4516 75 Street 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;

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:

COMMON AREA:

- a. The building shows signs of structural movement and appears to have worsened since the last inspection.
- b. The exterior balconies at the front and rear of the property show significant damage. The concrete is crumbling; there are significant safety concerns.
- c. Inadequate light in hallways and stairwells.

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- d. Holes in the wall outside the laundry room.
- e. Missing drain cover in the laundry room.
- f. People sleeping on the laundry room floor.
- g. Missing baseboards in the laundry room.
- h. There is a gap between the floor and wall of the laundry room, as a result from the shifting floor.
- i. The windows next to the entry and exit doors of the building are cracked.
- j. Door housing of the entry and exit doors in disrepair.
- k. Insufficient weatherproofing of entry and exit doors.
- l. The entry and exit doors cannot be secured.
- m. Bed bug infested mattresses are being dumped by the garbage dumpster.
- n. Railings are not secure inside and outside of the building.
- o. Combustible items are being stored underneath the stairs.
- p. Tiles on the stairs are loose and coming apart.
- q. Exposed live wires are evident outside the property in the parking area.
- r. Common areas are filthy.
- s. The downspouts and eaves guttering are missing in various places around the building.
- t. Heating system has been neglected, thus at times not providing sufficient heat to the entire building. Heating contractor has advised that there has been a lack of maintenance to the heating system.
- u. The roof is not weatherproofed, as stains are evident on the ceiling in suites.

SUITE 1:

- a. Missing electrical outlet covers throughout the suite.
- b. Door knob of the main door is separating from the door.
- c. The balcony is not safe and tenants have access to the balcony as the balcony doors are not adequately secured as required from previous Executive Officer's Orders.
- d. Balcony doors do not have a screen door.
- e. Bedroom window does not have a screen.
- f. Window and patio door casing are severely weathered.
- g. Missing baseboards are evident throughout the suite.
- h. The carpet in the hallway is ripped.
- i. Bathtub surround is worn and mould build up is evident.
- j. Toilet is not operational and in disrepair, tenants have to manually fill the tank in order to flush the toilet.
- k. Mould build up is evident on the wall behind the toilet.
- l. Bathtub is worn.

SUITE 2:

- a. Missing electrical outlet covers throughout the suite.
- b. Thermostat coming off the wall.
- c. Unsealed flooring in the entry way to the kitchen.
- d. Tiles on the wall of the kitchen are broken.
- e. The seal around the kitchen sink is not in tact and there is mould around the sink.
- f. The suite door lock is not intact.
- g. The bedroom and dining room windows do not have locks.
- h. The balcony is not safe and tenants have access to the balcony as the balcony doors are not adequately secured as required from previous Executive Officer's Orders.
- i. Bedbug infestation evident.

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- j. Bedroom door frame rotting.
- k. Hole in the wall behind the bedroom door.
- l. Window and patio door casing are severely weathered.
- m. Toilet seal has mould build up.
- n. Bathtub is worn and the enamel is not in tact.
- o. Bathtub surround is worn and heavy build up is evident.
- p. Mould is evident in the corners of the floor, and behind the toilet.
- q. Rust around the bathroom sink and the seal is not intact.
- r. Bathroom exhaust is not functioning effectively.
- s. Dining room window screen is not intact.
- t. Baseboard heater covers are damaged and in disrepair.

SUITE 3:

- a. Missing electrical outlet covers throughout the suite.
- b. Raw plaster on the dining room and bathroom ceilings.
- c. Raw plaster on the bathroom wall.
- d. Bathtub surround has mould build up.
- e. Bathtub is worn.
- f. Bathroom exhaust not functional and is hanging from the ceiling.
- g. Cut out in the bathroom ceiling.
- h. Bathroom cupboard is in disrepair and the cupboard door is missing.
- i. No smoke detector installed.
- j. Single pane windows in the bedroom.
- k. The balcony is not safe and tenants have access to the balcony as the balcony doors are not adequately secured as required from previous Executive Officer's Orders.
- l. Window and patio door casings are severely weathered.
- m. Baseboard heater covers are damaged and in disrepair.

SUITE 4:

- a. The balcony is not safe and tenants have access to the balcony as the balcony doors are not adequately secured as required from previous Executive Officer's Orders.
- b. No lock on the patio door.
- c. There is a large gap at the top of the patio door allowing cold air to come into the suite.
- d. Patio screen is torn and not intact.
- e. Bedroom window screen is torn and not intact.
- f. Bedroom door frame is not intact.
- g. No lock on the bedroom window.
- h. Bathroom exhaust fan not in working order.
- i. Bathtub surround is worn and mould build up is evident.
- j. Bathtub is worn.
- k. Missing baseboards in the kitchen.
- l. The toilet is not working. The occupants must manually fill the tank in order to flush the toilet.
- m. Baseboard heater covers are damaged.

SUITE 5:

- a. The bedroom door is broken and not intact.
- b. There is no lock for the bedroom and dining room windows.
- c. There is a large gap at the top of the patio door allowing cold air to come into the suite.

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- d. Patio door casement and bedroom and dining room window casements are severely weathered and rot is evident.
- e. Baseboard heater covers are damaged.
- f. There is raw plaster on the ceiling of the bathroom.
- g. The toilet is not working properly. The toilet tank takes a long period of time to fill between flushes.
- h. Seal around the toilet is not intact.
- i. Severe staining around toilet on the floor as a result of a leaking toilet.
- j. Bathtub and bathtub surround have heavy mould build up.
- k. Bathtub is worn.
- l. Bathroom door is damaged and not intact.
- m. Separation of the wall from the ceiling in the hallway is evident.

SUITE 6:

- a. Missing baseboards underneath kitchen cabinets, exposed wood is evident.
- b. Kitchen cabinets are in disrepair as several cabinet doors and drawers are missing.
- c. Warped kitchen cabinets underneath the sink.
- d. Countertop around the kitchen sink is in disrepair.
- e. Kitchen sink faucet is leaking.
- f. Seal around the kitchen sink is not intact.
- g. No lock on the bedroom window.
- h. Windows and patio door casement is severely weathered and rot is evident.
- i. There is a hole in the wall around the curtain rod of the patio doors.
- j. There is a hole in the wall in the bedroom behind the door.
- k. Bathroom exhaust is not functioning properly.
- l. Bathtub is worn.
- m. Bathtub and bathtub surround is not intact and mould build up is evident.
- n. Bathroom cupboard is in disrepair, and doors are missing.
- o. Bathroom sink seal is not intact.
- p. Patio screen and bedroom window screens are not intact.

SUITE 7:

- a. The balcony doors do not have an operable lock.
- b. Bedroom and dining room windows are single panes.
- c. Baseboard heater covers are damaged and in disrepair.
- d. Main door frame is not intact.
- e. Door knob is separating from the door of the main door to the suite and bedroom door.
- f. Large hole in the wall in the hallway.
- g. Missing window screens in for the dining room and bedroom.
- h. Missing patio door screen.
- i. Bathroom door not intact.
- j. Toilet in disrepair, the toilet tank takes long periods of time to fill between flushes.
- k. Open plaster and big gap around the exhaust fan in the bathroom.
- l. Bathroom exhaust fan is non operational.
- m. Bathtub surround is not intact and mould build up is evident.
- n. Bathtub is worn and rust staining is evident.
- o. No seal around the bathroom sink.
- p. Mould build up evident behind the toilet and vanity cupboard.
- q. Smoke detector not operational.

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- r. Kitchen cabinets in disrepair.
- s. Mould build up around kitchen sink.
- t. Premises is filthy, food debris is evident throughout the kitchen on the floor and counters, there is debris evident throughout the suite.

SUITE 8: Could not be assessed at the time of inspection.

SUITE 9:

- a. Window in disrepair and area around window is boarded up.
- b. Window casing is weathered and rot is evident.
- c. No ventilation evident in the bathroom.
- d. Bathtub is worn and build up is evident.
- e. Bathtub surround is not intact and mould build up is evident.
- f. Baseboard heater covers are 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:

COMMON AREA:

- a. The building shows signs of structural movement and appears to have worsened in the last six months. This is in contravention of the Minimum Housing and Health Standards, Section 1(a) & (d).
- b. The exterior balconies at the front and rear of the property show significant damage. The concrete is crumbling; there are significant safety concerns. This is in contravention of the Minimum Housing and Health Standards, Section 1 (a) & (d), and 3 (c).
- c. Inadequate light in hallways and stairwells. This is in contravention of the Minimum Housing and Health Standards, Section 13.
- d. Holes in the wall outside the laundry room. This is in contravention of the Minimum Housing and Health Standards, Section 1 and 5.
- e. Missing drain cover in the laundry room. This is in contravention of the Alberta Housing Regulation, Section 5 (2).
- f. People sleeping on the laundry room floor. This is in contravention of the Alberta Housing Regulation, Section 5 (2).
- g. Missing baseboards in the laundry room. This is in contravention of the Minimum Housing and Health Standards, Section 1 and 5.
- h. There is a gap between the floor and wall of the laundry room, as a result from the shifting floor. This is in contravention of the Minimum Housing and Health Standards, Section 1 and 5.
- i. The windows next to the entry and exit doors of the building are cracked. This is in contravention of the Minimum Housing and Health Standards, Section 2 (b).
- j. Door housing of the entry and exit doors in disrepair. This is in contravention of the Minimum Housing and Health Standards, Section 1 and 5.
- k. Insufficient weatherproofing of entry and exit doors. This is in contravention of the Minimum Housing and Health Standards, Section 2 (b).
- l. The entry and exit doors cannot be secured. This is in contravention of the Minimum Housing and Health Standards, Section 3 (a).
- m. Bed bug infested mattresses are being dumped by the garbage dumpster. This is in

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- contravention of the Alberta Housing Regulation, Section 5 (2).
- n. Railings are not secure inside and outside of the building. This is in contravention of the Minimum Housing and Health Standards, Section 3 (c).
- o. Combustible items are being stored underneath the stairs. This is in contravention of the Alberta Housing Regulation Section 5 (2).
- p. Tiles on the stairs are loose and coming apart. This is in contravention of the Minimum Housing and Health Standards, Section 1 and 5.
- q. Exposed live wires are evident outside the property in the parking area. This is in contravention of the Minimum Housing and Health Standards, Section 11.
- r. Common areas are filthy. This is in contravention of the Minimum Housing and Health Standards, Section 16.
- s. The downspouts and eaves guttering are missing in various places around the building. This is in contravention of the Minimum Housing and Health Standards, Section 2(a).
- t. Heating system has been neglected, thus at times not providing sufficient heat to the entire building. Heating contractor has advised that there has been a lack of maintenance to the heating system. This is in contravention of the Minimum Housing and Health Standards, Section 8(a).
- u. The roof is not weatherproofed, as stains are evident on the ceiling in suites. This is in contravention of the Minimum Housing and Health Standards, Section 2(a).

SUITE 1:

- a. Missing electrical outlet covers throughout the suite. This is in contravention of the Minimum Housing and Health Standards, Section 11.
- b. Door knob of the main door is separating from the door. This is in contravention of the Minimum Housing and Health Standards, Section 3 (a).
- c. The balcony is not safe and tenants have access to the balcony as the balcony doors are not adequately secured as required from previous Executive Officer's Orders. This is in contravention of the Minimum Housing and Health Standards, Section 1, 3(c) and the Alberta Housing Regulation, Section 5 (2).
- d. Balcony doors do not have a screen door. This is in contravention of the Minimum Housing and Health Standards, Section 2 (b).
- e. Bedroom window does not have a screen. This is in contravention of the Minimum Housing and Health Standards, Section 2 (b).
- f. Window and patio door casing are severely weathered. This is in contravention of the Minimum Housing and Health Standards, Section 1, 2 (b) and 5.
- g. Missing baseboards are evident throughout the suite. This is in contravention of the Minimum Housing and Health Standards, Section 1 and 5.
- h. The carpet in the hallway is ripped. This is in contravention of the Minimum Housing and Health Standards, Section 1 and 5.
- i. Bathtub surround is worn and mould build up is evident. This is in contravention of the Minimum Housing and Health Standards, Section 1 and 5.
- j. Toilet is not operational and in disrepair, tenants have to manually fill the tank in order to flush the toilet. This is in contravention of the Minimum Housing and Health Standards, Section 6.
- k. Mould build up is evident on the wall behind the toilet. This is in contravention of the Minimum Housing and Health Standards, Section 1 and 5.
- l. Bathtub is worn. This is in contravention of the Minimum Housing and Health Standards, Section 1 and 5.

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SUITE 2:

- a. Missing electrical outlet covers throughout the suite. This is in contravention of the Minimum Housing and Health Standards, Section 11.
- b. Thermostat coming off the wall. This is in contravention of the Minimum Housing and Health Standards, Section 11.
- c. Unsealed flooring in the entry way to the kitchen. This is in contravention of the Minimum Housing and Health Standards, Section 1 and 5.
- d. Tiles on the wall of the kitchen are broken. This is in contravention of the Minimum Housing and Health Standards, Section 1 and 5.
- e. The seal around the kitchen sink is not in tact and there is mould around the sink. This is in contravention of the Minimum Housing and Health Standards, Section 1 and 5.
- f. The suite door lock is not intact. This is in contravention of the Minimum Housing and Health Standards, Section 3 (a).
- g. The bedroom and dining room windows do not have locks. This is in contravention of the Minimum Housing and Health Standards, Section 3 (a).
- h. The balcony is not safe and tenants have access to the balcony as the balcony doors are not adequately secured as required from previous Executive Officer's Orders. This is in contravention of the Minimum Housing and Health Standards, Section 1, 3(c) and the Alberta Housing Regulation, Section 5 (2).
- i. Bedbug infestation evident. This is in contravention of the Minimum Housing and Health Standards, Section 16.
- j. Bedroom door frame rotting. This is in contravention of the Minimum Housing and Health Standards, Section 1 and 5.
- k. Hole in the wall behind the bedroom door. This is in contravention of the Minimum Housing and Health Standards, Section 1 and 5.
- l. Window and patio door casing are severely weathered. This is in contravention of the Minimum Housing and Health Standards, Section 1 and 5.
- m. Toilet seal has mould build up. This is in contravention of the Minimum Housing and Health Standards, Section 1 and 5.
- n. Bathtub is worn and the enamel is not in tact. This is in contravention of the Minimum Housing and Health Standards, Section 1 and 5.
- o. Bathtub surround is worn and heavy build up is evident. This is in contravention of the Minimum Housing and Health Standards, Section 1 and 5.
- p. Mould is evident in the corners of the floor, and behind the toilet. This is in contravention of the Minimum Housing and Health Standards, Section 1 and 5.
- q. Rust around the bathroom sink and the seal is not intact. This is in contravention of the Minimum Housing and Health Standards, Section 1 and 5.
- r. Bathroom exhaust is not functioning effectively. This is in contravention of the Minimum Housing and Health Standards, Section 7 (c).
- s. Dining room window screen is not intact. This is in contravention of the Minimum Housing and Health Standards, Section 2 (b).
- t. Baseboard heater covers are damaged and in disrepair. This is in contravention of the Alberta Housing Regulation, Section 5 (2).

SUITE 3:

- a. Missing electrical outlet covers throughout the suite. This is in contravention of the Minimum Housing and Health Standards, Section 11.
- b. Raw plaster on the dining room and bathroom ceilings. This is in contravention of the Minimum Housing and Health Standards, Section 1 and 5.

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- c. Raw plaster on the bathroom wall. This is in contravention of the Minimum Housing and Health Standards, Section 1 and 5.
- d. Bathtub surround has mould build up. This is in contravention of the Minimum Housing and Health Standards, Section 1 and 5.
- e. Bathtub is worn. This is in contravention of the Minimum Housing and Health Standards, Section 1 and 5.
- f. Bathroom exhaust not functional and is hanging from the ceiling. This is in contravention of the Minimum Housing and Health Standards, Section 7 (c).
- g. Cut out in the bathroom ceiling. This is in contravention of the Minimum Housing and Health Standards, Section 1 and 5.
- h. Bathroom cupboard is in disrepair and the cupboard door is missing. This is in contravention of the Minimum Housing and Health Standards, Section 1 and 5.
- i. No smoke detector installed. This is in contravention of the Minimum Housing and Health Standards, Section 12.
- j. Single pane windows in the bedroom. This is in contravention of the Minimum Housing and Health Standards, Section 2 (b) (ii).
- k. The balcony is not safe and tenants have access to the balcony as the balcony doors are not adequately secured as required from previous Executive Officer's Orders. This is in contravention of the Minimum Housing and Health Standards, Section 1, 3(c) and the Alberta Housing Regulation, Section 5 (2).
- l. Window and patio door casings are severely weathered. This is in contravention of the Minimum Housing and Health Standards, Section 1 and 5.
- m. Baseboard heater covers are damaged and in disrepair. This is in contravention of the Alberta Housing Regulation, Section 5 (2).

SUITE 4:

- a. The balcony is not safe and tenants have access to the balcony as the balcony doors are not adequately secured as required from previous Executive Officer's Orders. This is in contravention of the Minimum Housing and Health Standards, Section 1, 3(c) and the Alberta Housing Regulation, Section 5 (2).
- b. No lock on the patio door. This is in contravention of the Minimum Housing and Health Standards, Section 3 (a).
- c. There is a large gap at the top of the patio door allowing cold air to come into the suite. This is in contravention of the Minimum Housing and Health Standards, Section 2 (b).
- d. Patio screen is torn and not intact. This is in contravention of the Minimum Housing and Health Standards, Section 2 (b) (iii).
- e. Bedroom window screen is torn and not intact. This is in contravention of the Minimum Housing and Health Standards, Section 2 (b) (iii).
- f. Bedroom door frame is not intact. This is in contravention of the Minimum Housing and Health Standards, Section 1 and 5.
- g. No lock on the bedroom window. This is in contravention of the Minimum Housing and Health Standards, Section 3 (a).
- h. Bathroom exhaust fan not in working order. This is in contravention of the Minimum Housing and Health Standards, Section 7 (c).
- i. Bathtub surround is worn and mould build up is evident. This is in contravention of the Minimum Housing and Health Standards, Section 1 and 5.
- j. Bathtub is worn. This is in contravention of the Minimum Housing and Health Standards, Section 1 and 5.
- k. Missing baseboards in the kitchen. This is in contravention of the Minimum Housing

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and Health Standards, Section 1 and 5.

- l. The toilet is not working. The occupants must manually fill the tank in order to flush the toilet. This is in contravention of the Minimum Housing and Health Standards, Section 6.
- m. Baseboard heater covers are damaged. This is in contravention of the Alberta Housing Regulation, Section 5 (2).

SUITE 5:

- a. The bedroom door is broken and not intact. This is in contravention of the Minimum Housing and Health Standards, Section 1 and 5.
- b. There is no lock for the bedroom and dining room windows. This is in contravention of the Minimum Housing and Health Standards, Section 3 (a).
- c. There is a large gap at the top of the patio door allowing cold air to come into the suite. This is in contravention of the Minimum Housing and Health Standards, Section 2 (b).
- d. Patio door casement and bedroom and dining room window casements are severely weathered and rot is evident. This is in contravention of the Minimum Housing and Health Standards, Section 1 and 5.
- e. Baseboard heater covers are damaged. This is in contravention of the Alberta Housing Regulation, Section 5 (2).
- f. There is raw plaster on the ceiling of the bathroom. This is in contravention of the Minimum Housing and Health Standards, Section 1 and 5.
- g. The toilet is not working properly. The toilet tank takes a long period of time to fill between flushes. This is in contravention of the Minimum Housing and Health Standards, Section 6.
- h. Seal around the toilet is not intact. This is in contravention of the Minimum Housing and Health Standards, Section 5.
- i. Severe staining around toilet on the floor, as a result of a leaking toilet. This is in contravention of the Minimum Housing and Health Standards, Section 1 and 5.
- j. Bathtub is worn. This is in contravention of the Minimum Housing and Health Standards, Section 1 and 5.
- k. Bathtub and bathtub surround have heavy build up. This is in contravention of the Minimum Housing and Health Standards, Section 1 and 5.
- l. Bathtub is worn. This is in contravention of the Minimum Housing and Health Standards, Section 1 and 5.
- m. Bathroom door is damaged and not intact. This is in contravention of the Minimum Housing and Health Standards, Section 1 and 5.
- n. Separation of the wall from the ceiling in the hallway is evident. This is in contravention of the Minimum Housing and Health Standards, Section 1 and 5.

SUITE 6:

- a. Missing baseboards underneath kitchen cabinets, exposed wood is evident. This is in contravention of the Minimum Housing and Health Standards, Section 1 and 5.
- b. Kitchen cabinets are in disrepair as several cabinet doors and drawers are missing. This is in contravention of the Minimum Housing and Health Standards, Section 14 (a)(ii) & (iii).
- c. Warped kitchen cabinets underneath the sink. This is in contravention of the Minimum Housing and Health Standards, Section 14 (a)(ii) & (iii).
- d. Countertop around the kitchen sink is in disrepair. This is in contravention of the Minimum Housing and Health Standards, Section 14 (a)(ii).

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- e. Kitchen sink faucet is leaking. This is in contravention of the Minimum Housing and Health Standards, Section 6.
- f. Seal around the kitchen sink is not intact. This is in contravention of the Minimum Housing and Health Standards, Section 5.
- g. No lock on the bedroom window. This is in contravention of the Minimum Housing and Health Standards, Section 3(a).
- h. Windows and patio door casement is severely weathered and rot is evident. This is in contravention of the Minimum Housing and Health Standards, Section 1 and 5.
- i. There is a hole in the wall around the curtain rod of the patio doors. This is in contravention of the Minimum Housing and Health Standards, Section 1 and 5.
- j. There is a hole in the wall in the bedroom behind the door. This is in contravention of the Minimum Housing and Health Standards, Section 1 and 5.
- k. Bathroom exhaust is not functioning properly. This is in contravention of the Minimum Housing and Health Standards, Section 7 (c).
- l. Bathtub is worn. This is in contravention of the Minimum Housing and Health Standards, Section 1 and 5.
- m. Bathtub and bathtub surround is not intact and mould build up is evident. This is in contravention of the Minimum Housing and Health Standards, Section 1 and 5.
- n. Bathroom cupboard is in disrepair, and doors are missing. This is in contravention of the Minimum Housing and Health Standards, Section 1 and 5.
- o. Bathroom sink seal is not intact. This is in contravention of the Minimum Housing and Health Standards, Section 1 and 5.
- p. Patio screen and bedroom window screens are not intact. This is in contravention of the Minimum Housing and Health Standards, Section 2(b)(iii).

SUITE 7:

- a. The balcony doors do not have an operable lock. This is in contravention of the Minimum Housing and Health Standards, Section 3(a).
- b. Bedroom and dining room windows are single panes. This is in contravention of the Minimum Housing and Health Standards, Section 2(b).
- c. Baseboard heater covers are damaged and in disrepair. This is in contravention of the Alberta Housing Regulation, Section 5 (2).
- d. Main door frame is not intact. This is in contravention of the Minimum Housing and Health Standards, Section 1 and 5.
- e. Door knob is separating from the door of the main door to the suite and bedroom door. This is in contravention of the Minimum Housing and Health Standards, Section 1, 3(a) and 5.
- f. Large hole in the wall in the hallway. This is in contravention of the Minimum Housing and Health Standards, Section 1 and 5.
- g. Missing window screens in for the dining room and bedroom. This is in contravention of the Minimum Housing and Health Standards, Section 2(b).
- h. Missing patio door screen. This is in contravention of the Minimum Housing and Health Standards, Section 2 (b).
- i. Bathroom door not intact. This is in contravention of the Minimum Housing and Health Standards, Section 1 and 5.
- j. Toilet in disrepair, the toilet tank takes long periods of time to fill between flushes. This is in contravention of the Minimum Housing and Health Standards, Section 6.
- k. Open plaster and big gap around the exhaust fan in the bathroom. This is in contravention of the Minimum Housing and Health Standards, Section 1 and 5.

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- l. Bathroom exhaust fan is non operational. This is in contravention of the Minimum Housing and Health Standards, Section 7(c).
- m. Bathtub surround is not intact and mould build up is evident. This is in contravention of the Minimum Housing and Health Standards, Section 1 and 5.
- n. Bathtub is worn and severe rust staining is evident. This is in contravention of the Minimum Housing and Health Standards, Section 1 and 5.
- o. No seal around the bathroom sink. This is in contravention of the Minimum Housing and Health Standards, Section 1 and 5.
- p. Mould build up evident behind the toilet and vanity cupboard. This is in contravention of the Minimum Housing and Health Standards, Section 1 and 5.
- q. Smoke detector not operational. This is in contravention of the Minimum Housing and Health Standards, Section 12.
- r. Kitchen cabinets in disrepair. This is in contravention of the Minimum Housing and Health Standards, Section 14(a)(ii) & (iii).
- s. Mould build up around kitchen sink. This is in contravention of the Minimum Housing and Health Standards, Section 1 and 5.
- t. Premises is filthy, food debris is evident throughout the kitchen on the floor and counters, there is debris evident throughout the suite. This is in contravention of the Alberta Housing Regulation Section 5 (2).

SUITE 8:

Could not be assessed at the time of inspection. This premises will have to meet the Minimum Housing and Health Standards.

SUITE 9:

- a. Window in disrepair and area around window is boarded up. This is in contravention of the Minimum Housing and Health Standards, Section 2(b)(i).
- b. Window casing is weathered and rot is evident. This is in contravention of the Minimum Housing and Health Standards, Section 1 and 5.
- c. No ventilation evident in the bathroom. This is in contravention of the Minimum Housing and Health Standards, Section 7(c).
- d. Bathtub worn and build up is evident. This is in contravention of the Minimum Housing and Health Standards, Section 1 and 5.
- e. Bathtub surround is not intact and mould build up is evident. This is in contravention of the Minimum Housing and Health Standards, Section 1 and 5.
- f. Baseboard heater covers are in disrepair. This is in contravention of the Alberta Housing Regulation, Section 5 (2).

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 tenants inhabiting the above noted premises be **vacated** no later than 12:00 (Noon), on Wednesday, the 15th day of December, 2010.

ORDER OF AN EXECUTIVE OFFICER

Re: Those premises located in Calgary, Alberta and municipally described as **4516 75 Street NW, Calgary, Alberta**

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. Hire a suitably qualified structural engineer to assess the movement of the building on the property to determine its structural integrity and safety. Based on the assessment provided a planned schedule to assess the building on an ongoing basis as indicated by the qualified structural engineer that must be adhered to. Copies of these reports and schedules must be forwarded to the Executive Officer of Alberta Health Services.
 - b. Hire a suitably qualified structural engineer to assess the balconies at the front and rear of the property to determine the structural integrity and safety. A copy of this report must be forwarded to the Executive Officer of Alberta Health Services.
 - c. Hire a suitably qualified person to inspect the roof and repair any damage. A copy of this report must be forwarded to the Executive Officer of Alberta Health Services.
 - d. All required work indicated by the engineer regarding the structure of the property and balconies must be done by a qualified contractor, and the safety of the resultant repairs must be verified by a structural engineer and supporting written report must be provided.
 - e. Replace all downspouts and eaves guttering that are missing.
 - f. Hire a qualified person to service the boiler system on a regular basis to ensure sufficient heat delivery to the building.
 - g. All rotted, in poor condition, mouldy and water damaged materials; countertops, cabinets, bathtub surrounds, flooring, underlay, sub-floor, wallboard, drywall, window casings, etc. must be removed and remediated. The sources of the water infiltration must be repaired. All areas must be allowed to dry, treated with mould inhibitor and replaced with suitable materials that are impervious to moisture, and are washable.
 - h. Repair all electrical fixtures, outlets and replace all electrical outlet covers.
 - i. Replace all broken windows.
 - j. Secure all exterior and interior loose stair railings.
 - k. Repair all common area entry doors, suite entry doors, windows and patio doors so they are secure, have working lock mechanisms, are weatherproof and operate in good condition.
 - l. Install working smoke detectors in all suites.
 - m. Install light fixtures in the hallways that provide adequate light which is also effective when the fire doors are closed.
 - n. Install a floor drain cover in the laundry room.
 - o. Remove all combustible items from under the stairs.
 - p. Replace all worn bathtubs as identified above.
 - q. Do not permit sleeping in the laundry room.
 - r. Ensure that suite 7 is thoroughly cleaned and sanitized.
 - s. Repair or replace all bathroom ventilation fans and ensure that they are in working order and installed such that the surrounding area in the ceiling is sealed.
 - t. Ensure all openable windows and patio doors have tight fitting insect screens in good repair.
 - u. Repair or replace all plumbing fixtures, faucets, toilet seals, and toilets as identified above.
 - v. Repair or replace all floors, walls and ceilings identified above so that it is in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean. Replace all rotten and damaged sub-floors and ensure they are

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- structurally sound.
- w. Common areas need to be thoroughly cleaned and sanitized. A regular maintenance schedule needs to be in place for the building.
 - x. All refuse must be disposed of properly to the appropriately designated areas.
 - y. Have a professional pest control company treat the suite identified above for vermin. Common areas surrounding those suites must also be treated. Have a professional pest control company conduct inspections on all adjacent suites (beside, above and below) and treat if necessary. Provide written documentation of the work completed to this office.
 - z. Repair or replace all damaged baseboard heater covers.
 - aa. Ensure that suite 8 meets the Minimum Housing and Health Standards and provide access to this suite at the time of the next inspection.
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 unfit for human habitation**.

Dated at Calgary, Alberta, Friday the 19th day of November, 2010. Confirming the verbal order issued to Alex Wong on Friday November 12, 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

Didsbury
Didsbury Health Unit
PO Box 130

Okotoks
Okotoks Public Health Centre
11 Cimarron Commons

Strathmore
Public Health Building
650 Westchester Road

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Re: Those premises located in Calgary, Alberta and municipally described as **4516 75 Street NW, Calgary, Alberta**

PO Box 1391
Claresholm, AB T0L 0T0
Phone: 403-625-4061
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1210 -20th Avenue
Didsbury, AB T0M 0W0
Phone: 403-335-7292
Fax: 403-335-7610

Okotoks, AB T1S 2E9
Phone: 403-995-2600
Fax: 403-995-2639

Strathmore, AB T1P 1H8
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Fax: 403-361-7244

www.calgaryhealthregion.ca/envhealth

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