

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

To: Mandeep Mangat
513 Aboyne Cr NE
Calgary, Alberta T2A 5Y7
(the “**Owner**”)

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

513 Aboyne Cr NE
Calgary, Alberta

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

513 Aboyne Cr NE
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. Floors, walls, ceilings, and window casements on main level and basement level show evidence of rot from excessive moisture.
- b. Excessive mould growth in many areas of house including walls, windows, ceilings, and carpet in basement.
- c. Lighting in basement does not work and has signs of water damage surrounding fixtures.
- d. Large room in basement is being used as sleeping room does not have any windows or other emergency egress.
- e. Basement bedroom window is 20x13.5 inches and has locked bars; tenants do not have the keys to lock.
- f. No operational smoke detectors in any area of house upstairs or basement.
- g. Carpet on main floor has been removed in places leaving pieces of underlay and bare wood.
- h. Basement has infestation of fruit flies in bathroom.
- i. Front and back entry doors are not weatherproof.
- j. Some opening windows do not have screens.
- k. Washing machine is not properly connected to the sanitary sewer.
- l. Hot water tank is leaking.
- m. Excessive moisture/humidity in house.

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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. Floors, walls, ceilings, and window casements on main level and basement level show evidence of rot from excessive moisture; as per section 1 & 2, of the Minimum Housing and Health Standards.
- b. Excessive mould growth in many areas of house including walls, windows, ceilings, and carpet in basement; as per section 1, 2 & 5, of the Minimum Housing and Health Standards.
- c. Lighting in basement does not work and has signs of water damage surrounding fixtures; as per section 1 and 11 of the Minimum Housing and Health Standards.
- d. Large room in basement is being used as sleeping room does not have any windows or other emergency egress, as per section 3 of the Minimum Housing and Health Standards.
- e. Basement bedroom window is 20x13.5 inches and has locked bars; tenants do not have the keys to lock; as per section 3 of the Minimum Housing and Health Standards.
- f. No operational smoke detectors in any area of house upstairs or basement; as per section 12 of the Minimum Housing and Health Standards.
- g. Carpet on main floor has been removed in places leaving pieces of underlay and bare wood, as per section 5 of the Minimum Housing and Health Standards.
- h. Basement has infestation of fruit flies in bathroom; as per section 16 of the Minimum Housing and Health Standards.
- i. Front and back entry doors and most windows are not weatherproof; as per section 2 of the Minimum Housing and Health Standards.
- j. Some opening windows do not have screens; as per section 2 of the Minimum Housing and Health Standards.
- k. Washing machine is not properly connected to the sanitary sewer; as per section 6 of the Minimum Housing and Health Standards.
- l. Hot water tank is leaking, as per section 6 of the Minimum Housing and Health Standards.
- m. Excessive moisture/humidity in house; as per section 1 of the Minimum Housing and Health Standards.

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 3:00PM, on Monday, the 01 day of March, 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:

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- a. Floors, walls, ceilings, and window casements on main level and basement level all water damaged surfaces must be removed and replaced. Replacements must be completed by a capable contractor as hap-hazard installations will not be approved.
 - b. Excessive mould growth in many areas of house including walls, windows, ceilings, and carpet in basement. All areas of house that have been infiltrated with water must be removed, the source of the water determined and repaired, all wet drywall must be removed, all wet insulation must be removed.
 - c. Lighting in basement does not work and has signs of water damage surrounding fixtures. Electrician must be obtained to determine extent of damage and make repairs; copies of receipts will be required.
 - d. Large room in basement is being used as sleeping room does not have any windows or other emergency egress. This room must not be used as sleeping room or appropriate window must be installed.
 - e. Basement bedroom window is 20x13.5 inches and has locked bars; tenants do not have the keys to lock. Window must be replaced with appropriately sized for emergency egress and if bars are installed they must meet the minimum housing standards.
 - f. No operational smoke detectors in any area of house upstairs or basement. Smoke detectors must be installed between all sleeping rooms.
 - g. Carpet on main floor has been removed in places leaving pieces of underlay and bare wood. Flooring must be installed as to not create a tripping hazard and must be in good repair with no lifting pieces or loose areas.
 - h. Basement has infestation of fruit flies in bathroom. Professional pest control is necessary, receipts will be required.
 - i. Front and back entry doors are not weatherproof. Weather-stripping must be installed to prevent cold air entry.
 - j. Some opening windows do not have screens. Screens must be installed.
 - k. Washing machine is not properly connected to the sanitary sewer. Connect the drain to the sewer pipe; work should be completed by a licensed plumber.
 - l. Hot water tank is leaking. Repair or replace tank so it is not leaking and that it is capable of supplying sufficient hot water for household use.
 - m. Excessive moisture/humidity in house. Have professional building inspector or engineer provide a report regarding the structure and cause of the moisture issues throughout the house. All areas of the house must be included in the report such as (but not inclusive to) the; roof, attic, walls, foundation, windows, basement and plumbing.
- 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**.

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Dated at Calgary, Alberta, this 29 day of January, 2010.

Heather A Langemann
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
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
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www.calgaryhealthregion.ca/envhealth