

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

To: Darshan Sidhu
91 Fallswater Crescent NE
Calgary, Alberta T3J 1B2
(the “**Owner**”)

Kulwant Sidhu
91 Fallswater Crescent NE
Calgary, Alberta T3J 1B2
(the “**Owner**”)

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

Basement – 64 Whiteram Gate NE
Calgary, Alberta

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

Basement – 64 Whiteram Gate 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. No smoke detector present.
- b. There are exposed electrical outlets and light switches throughout suite.
- c. The bathroom ventilation fan is not working and has exposed wires.
- d. The first bedroom (by entry door) has a window that does not have a locking mechanism.
- e. There are numerous holes in walls and broken doors in suite.
- f. The kitchen sink cabinet interior is wet and is rotten from water damage.
- g. The kitchen cupboards and countertop is in a state of disrepair.
- h. The bathroom floor around tub, toilet and wall is water damaged and rotten.
- i. The tub faucet is constantly dripping/running
- j. The tub caulking is in a state of disrepair, is mouldy and is not waterproof.
- k. There is water damage to ceiling in bathroom.
- l. The bathroom vanity cabinet interior is wet and is rotten from water damage.

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Re: Those premises located in Calgary, Alberta and municipally described as **Basement-64 Whiteram Gate NE, Calgary, Alberta**

- m. Both bedrooms' windows and kitchen window do not have screens.
- n. There is no stove supplied to suite.
- o. The kitchen window is single pane and not weatherproof.
- p. The kitchen window does not have a screen.
- q. The laundry water supply lines are leaking onto floor.

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. No smoke detector present. This is in contravention of Section 12 of the Minimum Housing and Health Standards.
- b. There are exposed electrical outlets and light switches throughout suite. This is in contravention of Section 11 of the Minimum Housing and Health Standards.
- c. The bathroom ventilation fan is not working and has exposed wires. This is in contravention of Section 7(c) and 11 respectively, of the Minimum Housing and Health Standards.
- d. The first bedroom (by entry door) has a window that does not have a locking mechanism. This is in contravention of Section 3(a) of the Minimum Housing and Health Standards.
- e. There are numerous holes in walls and broken doors in suite. This is in contravention of Section 1 and 5 of the Minimum Housing and Health Standards.
- f. The kitchen sink cabinet interior is wet and is rotten from water damage. This is in contravention of Section 1 of the Minimum Housing and Health Standards.
- g. The kitchen cupboards and countertop is in a state of disrepair. This is in contravention of Section 1 and 14(a)(iii) of the Minimum Housing and Health Standards.
- h. The bathroom floor around tub, toilet and wall is water damaged and rotten. This is in contravention of Section 1 and 5(a) of the Minimum Housing and Health Standards.
- i. The tub faucet is constantly dripping/running. This is in contravention of Section 6(c) of the Minimum Housing and Health Standards.
- j. The tub caulking is in a state of disrepair, is mouldy and is not waterproof. This is in contravention of Section 5(a) of the Minimum Housing and Health Standards.
- k. There is water damage to ceiling in bathroom. This is in contravention of Section 1 and 5 of the Minimum Housing and Health Standards.
- l. The bathroom vanity cabinet interior is wet and is rotten from water damage. This is in contravention of Section 1 of the Minimum Housing and Health Standards.
- m. Both bedrooms' windows and kitchen window do not have screens. This is in contravention of Section 2(iii) of the Minimum Housing and Health Standards.
- n. There is no stove supplied to suite. This is in contravention of Section 14(iv) of the Minimum Housing and Health Standards.
- o. The kitchen window is single pane and not weatherproof. This is in contravention of Section 2(i) and (ii) of the Minimum Housing and Health Standards.
- p. The laundry water supply lines are leaking onto floor. This is in contravention of Section 6(c) 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;**

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NOW THEREFORE, I hereby **ORDER** and **DIRECT**:

1. That tenants inhabiting the above noted premises be **vacated** no later than 11:00 AM, on Tuesday, the 01st 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. Install working smoke detector immediately.
 - b. Replace all electrical switch plates and all electrical outlet covers. Any non-operational switches or outlets must be repaired by a licensed electrician.
 - c. Install or repair the bathroom ventilation, all work should be completed by a licensed electrician.
 - d. Install screens on all opening windows.
 - e. Install windows that are double pane, weatherproof and any openable windows must have a locking mechanism.
 - f. Install stove including all elements and oven must be in proper working condition and supplied by a proper grounded electrical outlet.
 - g. Repair or replace all damaged surfaces including but not inclusive to; ceilings, walls, doors, floors, countertops, kitchen and bathroom cupboards and drawers.
 - h. Repair all plumbing issues including but not inclusive to; dripping faucet in bathtub, leaking laundry water supply line, leaking kitchen and bathroom faucets, p-traps or other repairs required that are causing water damage to suite. Repairs must be completed by a licensed plumber.
 - i. Remove old caulking around bathtub and shower and re-caulk to seal.
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 23 day of April, 2010. Verbal order issued during a phone conversation, to Darshan Sidhu on April 22, 2010.

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

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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
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Strathmore

Public Health Building
650 Westchester Road
Strathmore, AB T1P 1H8
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www.calgaryhealthregion.ca/envhealth