

**ORDER OF AN EXECUTIVE OFFICER
CLOSED FOR TENANT ACCOMMODATION PURPOSES
ORDER TO VACATE**

To: 1298005 Alberta LTD.
(the "Owner")

And To: All Occupant(s) of the following Housing premises:

Basement Suite

1616 27 Avenue SW

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

Basement Suite

1616 27 Avenue SW

WHEREAS I, an Executive Officer of Alberta Health Services, have inspected the above 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. The electrical outlet covers were missing.
- b. The ceiling in the washroom had a hole.
- c. The entire basement suite had mould growth.
- d. The bedroom window was measured to be too small.
- e. A live mouse was observed during time of inspection.
- f. There was no smoke alarm.
- g. The foundation from the outside appeared to be cracked.
- h. The backyard sloped down towards the basement suite therefore after raining season, all the water traveled down towards the suite.
- i. The window screens had holes in them.
- j. The front door was in disrepair and suspected cause of water infiltration.

AND WHEREAS such inspection disclosed that the following breaches of the Public Health Act and the Housing Regulation, Alberta Regulation 173/99, and the Minimum Housing and Health Standards exist in and about the above noted premises, namely:

- a. The electrical outlet covers were missing. This is in contravention of Section 11, in the Minimum Housing and Health Standards.
- b. The ceiling in the washroom had a hole. This is in contravention of Section 5, in the Minimum Housing and Health Standards.

- c. The entire basement suite had mould growth. This is in contravention of Section 5(2), in the Housing Regulation.
- d. The bedroom window was measured to be too small. This is in contravention of Section 3, in the Minimum Housing and Health Standards.
- e. A live mouse was observed during time of inspection. This is in contravention of Section 16, in the Minimum Housing and Health Standards.
- f. There was no smoke alarm. This is in contravention of Section 12, in the Minimum Housing and Health Standards.
- g. The foundation from the outside appeared to be cracked. This is in contravention of Section 1, in the Minimum Housing and Health Standards.
- h. The backyard sloped down towards the basement suite therefore after raining season, all the water traveled down towards the suite. This is in contravention of Section 1, in the Minimum Housing and Health Standards.
- i. The window screens had holes in them. This is in contravention of Section 2, in the Minimum Housing and Health Standards.
- j. The front door was in disrepair and suspected cause of water infiltration. This is in contravention of Section 2, in 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 the occupants vacate the above noted premises on or before August 19, 2011
2. That the owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Install electrical outlet covers on missing outlets.
 - b. Repair the damaged ceiling in the washroom.
 - c. Hire a professional mould remediation company to address the mould issue and provide documentation to this office regarding the work being done.
 - d. Replace the bedroom windows so that it meets all requirements of Section 3 of the Minimum Housing and Health Standards.
 - e. Hire a pest management company for mouse infestation issue and provide documentation to this office.
 - f. Install a smoke alarm near the bedroom.
 - g. Hire a qualified contractor to repair the cracked foundation of building and address the slope of the land issue. Provide documentation regarding the work being done.
 - h. Replace OR repair window screens.
 - i. Install a new door OR repair the door to prevent water infiltration into the suite.
3. That until such time as the work referred to above is completed to the satisfaction of an Executive Officer of Alberta Health Services; the above noted premises shall remain closed for tenant accommodation purposes.

The above conditions were noted at the time of inspection and may not necessarily reflect all deficiencies. You are advised that further work may be required to ensure full compliance with the Public Health Act and regulations, or to prevent a public health nuisance.

DATED at Calgary, Alberta, August 9, 2011.

Rikkie Ma, CPHI(C)
Executive Officer
Alberta Health Services

YOU HAVE THE RIGHT TO APPEAL

A person who a) is directly affected by a decision of a Regional Health Authority, and
b) feels himself aggrieved by the decision

may appeal the decision within ten (10) days after receiving the order to the Public Health Appeal Board located at 24th Floor, Telus Plaza, 10025 - Jasper Avenue, Edmonton, Alberta, T5J 1S6. Telephone (780) 427-2813.

The terms of this Order remain in effect notwithstanding the filing or proposed filing of any such appeal. If you appeal, you may also make an application to the Board for a stay of this Order pending the appeal.

A copy of the Public Health Appeal form may be obtained by contacting Alberta Health Services at (780) 342-0122, or the Public Health Appeal Board (780) 427-2813.

You are advised that all orders remain in effect pending such an appeal

HEALTH LEGISLATION, REGULATIONS AND STANDARDS

Electronic versions of the Public Health Act and Regulations are available at the Alberta Queen's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or www.qp.gov.ab.ca.

Health Legislation and regulations are available for purchase. Please contact Alberta Queen's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7) or www.qp.gov.ab.ca.

Copies of standards are available by contacting the Health Protection Branch of Alberta Health & Wellness at (780) 427-4518, or by visiting: www.health.alberta.ca/about/health-legislation.html

Confirmation of a Verbal order issued to Peter Comeau, at 10:00am on August 4, 2011.

Copy 1298005 Alberta LTD.

AIRDRIE Regional Health Centre
604 Main Street South
Airdrie, AB T4B 3K7
Phone: 403-912-8400
Fax: 403-912-8410

BANFF Health Unit
303 Lynx Street
PO Box 1266
Banff, AB T1L 1B3
Phone:403-762-2990
Fax: 403-762-5570

CALGARY - Southport Atrium
10101 Southport Road SW
Calgary, AB T2W 3N2
Phone:403-943-2288
Fax: 403-943-8056

CANMORE Public Health
#104, 800 Railway Avenue
Canmore, AB T1W 1P1
Phone: 403-678-5656
Fax: 403-678-5068

CLARESHOLM Public Health
5221 2nd Street W
PO Box 1391
Claresholm, AB T0L 0T0
Phone: 403 625-4061
Fax: 403-625-4062

COCHRANE Community Health Centre
60 Grande Boulevard
Cochrane, AB T4C 0S4
Phone: 403-851-6000
Fax:403- 851-6009

OKOTOKS Health and Wellness Centre
11 Cimarron Common
Okotoks, AB T1S 2E9
Phone: 403-995-2600
Fax: 403-995-2639

STRATHMORE Public Health Office
650 Westchester Road
Strathmore, AB T1P 1H8
Phone: 403-361-7200
Fax: 403-361-7244

www.albertahealthservices.ca/eph.asp