

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

To: Ifan Bajwa
195 Taralake Way NE
Calgary Alberta
T3J 0E5
(the “**Owner**”)

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

16 Castlegreen Close NE
Calgary, Alberta T3TJ 2A3

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

16 Castlegreen Close NE
Calgary, Alberta T3J 2A3

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. The property is severely fire damaged in both suites.
- b. The first bedroom in the basement has no window at all.
- c. There is a bar secured to the second bedroom window in the basement which cannot be easily or quickly removed in case of emergency.
- d. The openable area of second bedroom window in the basement is too small for emergency egress.
- e. There is no smoke alarm installed in the basement.
- f. There is no heat both in the main floor and basement suite.
- g. There is no electricity on the main floor and basement suite.
- h. There is no hot running water on the main floor and basement suite.
- i. There is water damage on the entire basement floor.
- j. Glass on second bedroom window on the main floor is broken.
- k. Balcony door of third bedroom on the main floor is 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:

- a. The property is severely fire damaged. This is a breach of section 1 (a) & (c) of the Minimum Housing and Health Standards.
- b. The first bedroom in the basement has no window at all. This is a breach of section 3(b)(i) of the Minimum Housing and Health Standards.
- c. There is a bar secured to the second bedroom window in the basement which cannot be removed in case of emergency. This is a breach of section 3(b)(ii) of the Minimum Housing and Health Standards.
- d. The openable area of second bedroom window in the basement is too small for emergency egress. This is a breach of section 3(b) of the Minimum Housing and Health Standards.
- e. There is no smoke alarm installed. This is a breach of section 12 of the Minimum Housing and Health Standards.
- f. There is no heat both in the main floor and basement. This is a breach of section 8(a) of the Minimum Housing and Health Standards.
- g. There is no electricity on the main floor and basement suite. This is a breach of section 11 of the Minimum Housing and Health Standards.
- h. There is no hot running water on the main floor and basement suite. This is a breach of section 9 of the Minimum Housing and Health Standards.
- i. There is water damage on the entire basement floor. This is a breach of section 1(a) (b) (c) of the Minimum Housing and Health Standards.
- j. Glass on second bedroom window on the main floor is broken. This is a breach of section 2 (i) of the Minimum Housing and Health Standards.
- k. Balcony door of third bedroom on the main floor is in disrepair. This is a breach of section 2 (i) of the Minimum Housing and Health Standards.

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 the above noted premises remain vacant.
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. Remove and replace all fire damaged materials.
 - b. Install a window in first bedroom in the basement that meets the requirements of the Minimum Housing and Health Standards.
 - c. Remove the bars from the bedroom window, or replace them with ones that may be removed easily and quickly in case of emergency, "quick-release" style bars.
 - d. Install a window in the second bedroom in the basement that meets the requirement of the Minimum Housing and Health Standards.
 - e. Install a smoke alarm that is operational at all times.
 - f. Provide the main floor and basement suite with adequate heat that meets the requirements of the Minimum Housing and Health Standards.
 - g. Provide electricity on the main floor and in the basement.
 - h. Provide the main floor and basement with hot and cold running water that meet the requirement of the Minimum Housing and health standards.
 - i. Replace the broken pane on second bedroom window.
 - j. Identify and correct all sources of water infiltration, remove all water damaged materials and replace with new materials.
 - k. Ensure that the balcony door of the third bedroom is in good repair.
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 **vacant and secured from unauthorized entry**.

Dated at Calgary, Alberta, this 15th day of March, 2011. This confirms the verbal order issued on the 9th day of March 2011.

Ayuk Eyong
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