

**ORDER OF AN EXECUTIVE OFFICER  
UNFIT FOR HUMAN HABITATION  
ORDER TO VACATE**

**To: Bentley Investments Ltd.  
(the “owner”)**

**J. G. Cassils  
(the “owner”)**

**Leena Nehru-Schimert  
(the “owner”)**

**And To: All Occupant(s) of the following Housing premises:  
#2707 825 8 Avenue SW**

**RE: Those housing premises located in Calgary, Alberta and municipally described as:  
#2707 825 8 Avenue SW, Calgary AB**

**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. A majority of the drywall in the unit has been removed, rendering the unit unliveable as it has been stripped down to the studs.
- b. All floor coverings throughout the unit have been removed.
- c. There is no sink in the kitchen.
- d. There is no sink in the bathroom.
- e. There is no smoke alarm in the unit.

**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. A majority of the drywall in the unit has been removed, rendering the unit unliveable as it has been stripped down to the studs. This is in contravention of the Minimum Housing and Health Standards, Sections 1(a) and 5.
- b. All floor coverings throughout the unit have been removed. This is in contravention of the Minimum Housing and Health Standards, Sections 1(a) and 5.
- c. There is no sink in the kitchen. This is in contravention of the Minimum Housing and Health Standards, Section 14(a)(i).

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**Re: Those premises located in Calgary, Alberta and municipally described as #2707 825 8 Avenue SW, Calgary, Alberta**

- d. There is no sink in the bathroom. This is in contravention of the Minimum Housing and Health Standards, Section 7.
- e. There is no smoke alarm in the unit. This is in contravention of the Minimum Housing and Health Standards, Section 12.

**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**:

- a. That the occupants vacate the above noted premises immediately.
- b. That the owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
  - a. Once the unit has been sufficiently dried, replace all drywall and flooring materials throughout the unit.
  - b. Provide a kitchen sink equipped with hot and cold running water.
  - c. Provide a bathroom sink equipped with hot and cold running water.
  - d. Install a functioning smoke alarm in the unit.
- c. 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 vacant and secure from unauthorized entry.

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, November 25, 2011.

**Daria Romanish**, CPHI(C)  
Executive Officer  
Environmental Health Officer

**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 24<sup>th</sup> 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](http://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](http://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](http://www.health.alberta.ca/about/health-legislation.html)*

Copy Bentley Investments Ltd.

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**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 2<sup>nd</sup> Street W  
PO Box 1391  
Claresholm, AB T0L 0T0  
Phone: 403 625-4061  
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**COCHRANE Community Health Centre**  
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Phone: 403-851-6000  
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**OKOTOKS Health and Wellness Centre**  
11 Cimarron Common  
Okotoks, AB T1S 2E9  
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**STRATHMORE Public Health Office**  
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[www.albertahealthservices.ca/eph.asp](http://www.albertahealthservices.ca/eph.asp)