

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

**To:** Jaswal Enterprises Ltd.  
(the “**Owner**”)

Jaswal, Harkrishan  
(the “**Owner**”)

Jaswal, Sukhdev Kaur  
(the “**Owner**”)

Minhas, Gurmit S & Surjit K  
(the “**Owner**”)

Jaswal, Parminder S  
(the “**Owner**”)

Jaswal, Amarjit S  
(the “**Owner**”)

Jaswal, Sukhdev  
(the “**Owner**”)

Jaswal, Pardip S  
(the “**Owner**”)

Wilde, Laurie  
(the “**Agent**”)

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

**Units: 105, 107, 109, 110, 111, 112, 114, 118, 203, 206, 207, 209, 211, 214, 215, 302, 310, and 315.  
412 Huntsville Crescent NW  
Calgary, Alberta T2K 5E1**

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

**Units: 105, 107, 109, 110, 111, 112, 114, 118, 203, 206, 207, 209, 211, 214, 215, 302, 310, and 315.  
412 Huntsville Crescent NW  
Calgary, Alberta T2K 5E1**

**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:

**General Building Issues:**

1. There has been extensive disturbing of building materials known to contain mould and suspected to contain asbestos, and dust, without any precautions to protect against exposing tenants to these materials.

**105**

1. Kitchen countertop is in a state of disrepair, attempted repair by painting over the surface, however, under and around sink is heavily infested with mould and water damage.
2. Kitchen cupboard under sink is heavily infested with mould and water damage.
3. Kitchen has water stain on the ceiling.
4. Kitchen linoleum is peeling away from the kick-plate under cupboards.
5. Kitchen cupboards are in a state of disrepair.
6. Dining room window casing and wall have water damage and are likely infested with mould.
7. Bathroom countertop is chipped.
8. Bathroom floor and wall behind toilet is water damaged, stained and likely mould infested.
9. Bathtub shower surround is lifting away from wall surface, possible water infiltration areas and mould.
10. Shower faucet has water damage around area.
11. Master bedroom window casing has area of water damage and is likely mould infested.
12. Master bedroom has a hole in the inset screen.
13. Small bedroom has water damage and staining around the window casing and wall and is likely mould infested.
14. Small bedroom ceiling has a water stain and likely mould infested.
15. Bathroom wall behind toilet is in a state of disrepair, water damaged and likely mould infested.
16. Bathroom linoleum is peeling under vanity.
17. Due to the age of this building asbestos is suspected in the building materials.

**107**

1. Kitchen linoleum flooring is not sealed at edge with carpet and is peeling back.
2. Kitchen linoleum flooring is torn by refrigerator.
3. Kitchen sink is not sealed to countertop permitting water infiltration.
4. Kitchen countertop is in a state of disrepair with chips and delamination around the sink, attempted repair by painting over the surface, however, countertop under and around sink are heavily infested with mould and water damage.
5. Living room wall under and around window is water damaged and likely mould infested.
6. Living room wall has a 3 foot vertical crack near the window.
7. Bathtub caulking was mouldy and uncleanable, this has been replaced but water infiltration and mould remediation is unknown.
8. Bathtub shower surround is lifting away from wall surface, possible water infiltration areas and mould.

9. Bathroom ceiling has water damage that has been painted over and has surface damage around ceiling fan. Unable to determine if area has been remediated for mould.
10. Bathroom floor and wall joints are water damaged and likely mould infested.
11. Bathroom linoleum flooring is delaminating under the cabinet kick-plates.
12. Bathroom linoleum floor is stained around toilet, likely due to leaking toilet seal. Area under flooring is likely mould infested and sewage contaminated.
13. Bathroom countertop has been painted over and paint is peeling off.
14. Bathroom mirror is cracked and has sharp corner.
15. Bathroom cabinet base has been painted over the water damaged area and visible mould is observed.
16. Bedroom window casing has area of water damage and is likely mould infested.
17. Due to the age of this building asbestos is suspected in the building materials.

**109**

1. Living room electrical outlet cover is damaged.
2. Front entry closet has water damaged ceiling and likely mould infested.
3. Dining room ceiling has water damaged area; the area has been roughly patched over, but mould remediation is unknown.
4. Living room wall under and around window is water damaged and likely mould infested, area has been roughly patched over.
5. Bathroom pipe access is covered with tin foil and tape.
6. Bathroom ceiling has cracked drywall and paint around ceiling fan.
7. Bathtub surround ceiling has large board that has patched a hole over shower area. Board is bowing and is mould infested.
8. Bathtub surround has cracked tiles that are lifting and likely have water infiltration and mould in the surrounding building materials.
9. Due to the age of this building asbestos is suspected in the building materials.

**110**

1. The bathroom and kitchen has been renovated, it is unknown what precautions or remediation steps were taken; pertaining to mould or asbestos remediation.
2. Kitchen cupboard interior has large hole for pipe access that is open to the interior of the wall. This was a required condition upon the rescind notice of the Closure Order issued on August 16, 2011, and has not been completed.
3. Bathroom wall had wet area on wall during inspection dated September 26, 2011. The area was tested with a moisture meter, the wet area (damaged area) was marked on the wall with an "x" and the line made below indicated where the wet area ended. This area required water and mould remediation. The marks were painted over and still visible through the paint and not remediated. Proper remediation of this area was a required condition upon the rescind notice of the Closure Order issued August 16, 2011.
4. Bathtub edge and tiles require caulking.
5. Due to the age of this building asbestos is suspected in the building materials.

**111**

1. Kitchen cabinet housing the sink is in a state of disrepair with water damage, mould infested and surface and edging is delaminating.
2. Kitchen countertop underside around sink is heavily infested with mould and water damage.

3. Bathroom cabinet base is bowed from water infiltration and water damaged, there is likely mould contamination.
4. Bathroom walls and ceiling have several areas where the paint and plaster has shifted likely due to water infiltration from behind area. These areas are likely to contain mould.
5. Bathroom wall behind toilet has a painted wood board that is likely covering previous water damage and mould. There is no indication that mould remediation has taken place.
6. Toilet is running constantly.
7. Bathtub surround has cracked and lifting tiles with visible mould.
8. Bathroom shower faucet flange is loose and there is water damage around the area, and is likely mould infested.
9. Hallway ceiling had sustained water damage; area has been painted over but there is no indication that mould remediation has taken place. Some water staining is still visible.
10. Due to the age of this building asbestos is suspected in the building materials.

**112**

1. Kitchen has been renovated, however, wall interior behind sink cabinet has visible water staining indicating that proper remediation was not completed.
2. Ceilings in kitchen and living room are cracked, areas have been painted over. Unable to determine cause of crack or if remediation was required or completed.
3. Bathroom walls and ceiling have been poorly patched, originally the walls were cracked and water damaged. New tiles have been added to bathtub surround. There is no indication that mould remediation has taken place.
4. Bathroom floor has been replaced, however, the toilet seal had failed and sewage had infiltrated under the old flooring, remediation is questionable.
5. Hall closet wall, adjoining bathroom, has visible mould at the floor level. This is an indication that mould remediation has not taken place.
6. Small bedroom has water staining on the ceiling of the closet.
7. Small bedroom has a small spot of mould on the ceiling.
8. Main entry door frame is damaged.
9. Hole in wall from door knob at front entry.
10. Due to the age of this building asbestos is suspected in the building materials.

**114**

1. Suite does not have electricity; tenants are using an extension cord from outlet in the hallway, this is a potential fire hazard to run all appliances in suite.
2. Electrical switch plate cover in hall is cracked and in disrepair.
3. Kitchen cabinets are in a state of disrepair with missing drawer covers.
4. Kitchen cabinet housing the sink is in a state of disrepair, with hole at back, area has been painted over. There is no evidence that mould remediation has taken place.
5. Kitchen countertop underside around sink is heavily infested with mould and water damage.
6. Kitchen countertops are in a state of disrepair with the edges delaminating.
7. Kitchen ceiling has had water damage which has now been painted over, proper remediation is questionable.
8. Living room and hall ceilings have had water damage which has now been painted over, proper remediation is questionable.
9. Bathtub has been refinished; however the new coating is peeling off.
10. Bathtub surround is in a state of construction with rough and unpainted plaster, unfinished grout, unfinished areas, and not in a usable condition.

11. Bathroom vanity has been replaced; old drywall is visible around area for pipe access. Remediation of this area is questionable.
12. Bathroom door has been removed.
13. Master bedroom door has been broken off its hinges.
14. Bedroom insect screen is bent and ill-fitting.
15. Due to the age of this building asbestos is suspected in the building materials.

**118**

1. The bathroom, kitchen, and floors have been renovated, it is unknown what precautions for hazardous materials or mould remediation steps were taken.
2. Conditions of the rescind notice of the Closure Order issued May 10, 2011 are; the bathtub edge and wall joint required caulking, and the bathroom wall tile edge wall joint required caulking. These items have not been completed.
3. Bathroom ceiling is poorly finished, suspect poor or lack of mould remediation.
4. Hallway shelf has large area of mould.
5. New cosmetic renovations have been poorly executed where the new countertops are delaminating.
6. The newly recoated bathtub has paint runs and a rough finish that will make it difficult to clean.
7. Due to the age of this building asbestos is suspected in the building materials.

**203**

1. Kitchen cabinet base under sink is water damaged but painted over, mould remediation is questionable.
2. Kitchen countertop is in a state of disrepair, under and around sink is infested with mould and water damage.
3. Kitchen linoleum flooring is peeling away from the kick-plate of cabinet.
4. Small bedroom door has exterior locking hasp where emergency egress would be impeded.
5. Small bedroom window lock is broken.
6. Master bedroom window lock is broken.
7. Bathroom vanity interior was water damaged and mouldy, but is now painted over, mould remediation is questionable.
8. Shower flange is not attached and can permit water entry into surrounding building products.
9. Bathtub surround is cracked; there is likely water infiltration and is mould infested.
10. Bathroom floor around toilet is stained likely caused by the toilet seal leaking sewage under the linoleum. The moisture meter tested 82% moisture under the linoleum, subfloor is likely contaminated with sewage, water damaged and mould infested.
11. Bathroom floor around the bathtub also is water laden with a moisture meter reading of 84%, subfloor is likely contaminated with sewage, water damaged and mould infested.
12. Bathroom walls beside the bathtub are water damaged and likely mould infested.
13. Hallway linoleum flooring lifting.
14. Ceiling damage observed in suite from leaks or building shifting; areas have been painted over, it is unknown if proper mould remediation was conducted.
15. Patio deck that was deemed rotten and unsafe has been re-coated, but no documentation pertaining to the safety of the structure has been provided.
16. Due to the age of this building asbestos is suspected in the building materials.

**206**

Suite is undergoing extensive renovations, no entry to inspect at this time.

**Previously documented issues in Repair Order issued October 12, 2010 and during last inspection conducted May 09, 2011:**

1. Patio deck that was deemed rotten and unsafe has been re-coated, but no documentation pertaining to the safety of the structure has been provided.
2. Patio hand rail is loose.
3. Bathroom cabinet has a hole in the back of the interior wall.
4. Bathroom ventilation fan is not working sufficiently.
5. Kitchen countertop has mouldy caulking behind the faucet.
6. Kitchen cabinet under the sink is water damaged and mould infested.
7. Carpet flooring in some areas is lifting.
8. Entry door to suite has damage to door frame.
9. Electrical fixtures in suite are not firmly attached to ceiling.
10. Bathroom ceiling has mould growth; this was painted over but not remediated.
11. Bathroom linoleum flooring is lifting around toilet and bathtub likely permitting water infiltration and mould infestation.
12. Patio door does not lock.
13. Master bedroom window does not lock.
14. Smoke detector is not working
15. Master bedroom window casing and wall area is water damaged and likely mould infested.
16. Due to the age of this building asbestos is suspected in the building materials.

**207**

1. Kitchen cabinets are in disrepair and delaminating.
2. Kitchen cabinet under the sink is water damaged, but has been painted over, mould remediation is questionable.
3. Kitchen countertop is water damaged and is mould infested from the underside around sink.
4. Dining room is missing pieces of baseboard.
5. Bathroom vanity interior is water damaged and mould infested.
6. Bathroom vanity interior has a large hole for pipe access.
7. Bathroom sink faucet drips.
8. Bathroom vanity countertop is delaminating.
9. Bathroom wall beside bathtub has water damage, attempted repair by applying large amount of caulking. It is likely that area behind building products is mould infested.
10. Dining room window does not lock.
11. Bedroom window does not lock.
12. Bedroom window casing and wall are water damaged and likely mould infested. The water damage is significant where water stain marks are visible running down the wall to the floor.
13. Dining room window casing and wall are water damaged and likely mould infested. The water damage is significant where water stain marks are visible running down the wall to the floor.
14. Due to the age of this building asbestos is suspected in the building materials.

**209**

1. The bathroom, kitchen, and floors have been renovated, it is unknown what precautions for hazardous materials or mould remediation steps were taken.

2. Patio deck that was deemed rotten and unsafe has been re-coated, but no documentation pertaining to the safety of the structure has been provided.
3. Conditions of the rescind notice of the Closure Order issued May 10, 2011 are; the bathroom vanity interior pipe access holes must be covered, and the shower head and kitchen cabinet require caulking. These items have not been completed.
4. Due to the age of this building asbestos is suspected in the building materials.

**211**

1. Living room patio door is extremely difficult to open or close.
2. Patio deck that was deemed rotten and unsafe has been re-coated, but no documentation pertaining to the safety of the structure has been provided.
3. Living room ceiling has multiple areas of staining and water damage, and is likely mould infested.
4. Kitchen and hallway has had previous water damage and now there is a large visible patched area; proper mould remediation is questionable.
5. Kitchen countertop is in a state of disrepair, and the underside is water damaged and mould infested.
6. Kitchen cabinet base under the sink has been water damaged; area has been painted over but not remediated as poor installation of kick-plate (piece of baseboard) reveals the water damage underneath.
7. Kitchen cabinets have a poorly installed kick-plate that does not cover the exposed raw wood that is absorbent, water damaged and under the sink is mouldy.
8. Bathroom wall by the tile is water damaged and likely mould infested; area has had an attempted repair by smearing a large amount of caulking over the surface.
9. Bathroom wall by the toilet and bathtub is water damaged and likely mould infested.
10. Bathtub surround is not sealed at edge of plastic and joint with wall.
11. Toilet tank valve is leaking and the toilet is running constantly.
12. Master bedroom does not have an insect screen.
13. Due to the age of this building asbestos is suspected in the building materials.

**214**

1. Entry door casing is damaged.
2. Patio door lock is not working.
3. Kitchen countertop is cracked and in disrepair. The backsplash caulking is peeling off.
4. Kitchen countertop under the sink is water damaged and heavily mould infested.
5. Kitchen cabinet under the sink is water damaged and mould infested. This area has been painted over but no known mould remediation has occurred.
6. Kitchen cabinet under the sink has a large hole for the pipe access.
7. Kitchen wall has damage to the drywall under upper cabinets.
8. Bathroom countertop is delaminating, has been chipped in places and has been painted over in an attempted repair. The paint is chipping off.
9. Bathtub is stained, scratched and not in an easily cleanable condition.
10. Bathroom ceiling is in disrepair, with poor patched areas and mould and water staining on the surface. There are large areas of the ceiling where there is bubbling or separating of the paint and plaster likely from water infiltration from behind. It is unknown if the patched areas have been remediated for mould.
11. Bathtub caulking is mouldy and stained in the corners of the bathtub.
12. Bathtub surround is separating from the tiles that are behind the plastic sheet surface.
13. Bathtub has large amounts of caulking at the corners where the plastic sheet surface and tiles meet; this is not an easily cleanable area.

14. Bathroom wall beside bathtub is water damaged but covered with large amounts of caulking; area behind is likely mould infested.
15. Bathroom floor beside bathtub and other areas of bathroom floor is water stained likely from water infiltration and mould growth under the linoleum.
16. Bathroom sink is stained, scratched and not in an easily cleanable condition.
17. Due to the age of this building asbestos is suspected in the building materials.

**215**

1. Kitchen ceiling had water stain, area has since been painted over, and remediation is unknown.
2. Kitchen countertop is in as state of disrepair with pieces chipped and delaminating, the countertop was painted over in an attempted repair.
3. Kitchen countertop is mouldy behind the faucet and backsplash and under the sink the countertop is water damaged.
4. Kitchen cabinet under the sink is water damaged and mould infested.
5. Kitchen cabinet under sink has an excessively large hole for pipe access.
6. Dining room insect screen is bent and ill-fitting.
7. Patio door handle is broken with a sharp piece dangling.
8. Patio insect screen is torn.
9. Bathroom sink is stained, scratched and not in an easily cleanable condition.
10. Bathroom countertop is damaged and has been painted over in an attempted repair. The paint is chipping off.
11. Bathroom countertop is water damaged on the underside.
12. Bathroom vanity interior is water damaged and mould infested.
13. Bathroom vanity interior has excessively large pipe access holes.
14. Toilet is constantly running.
15. Bathroom wall behind toilet has hole in wall.
16. Bathroom wall beside bathtub (both sides) are water damaged, areas are covered with large amounts of caulking. Areas are likely mould infested underneath.
17. Bathtub is stained, scratched and not in an easily cleanable condition.
18. Bathtub surround (plastic sheet surface) is separating from the wall, likely permitting water infiltration and mould.
19. Bedroom window casing and wall is water damaged and likely mould infested.
20. Master bedroom window does not lock.
21. Living room wall has a large area that has been plastered but not sanded or painted.
22. Due to the age of this building asbestos is suspected in the building materials.

**302**

1. Kitchen countertop is in a state of disrepair with pieces chipped and delaminating, the countertop was painted over in an attempted repair.
2. Kitchen countertop backsplash behind sink is not sealed to the wall with caulking.
3. Kitchen countertop under the sink is water damaged and mould infested.
4. Kitchen cabinets are delaminating and in poor condition.
5. Kitchen backsplash is in disrepair and not sealed to wall to prevent water infiltration.
6. Kitchen linoleum flooring is torn, separating at the seams and is very lumpy.
7. Electrical outlet cover is missing in the living room.
8. Master bedroom has electrical outlet that is pulled out and away from the wall.
9. Patio door is extremely difficult to open, it doesn't slide.
10. Small bedroom window does not close fully leaving a gap approximately 1 inch, not weatherproof.

11. Small bedroom window does not close fully and therefore cannot be secured or locked.
12. Small bedroom window casing and wall are water damaged and likely mould infested.
13. Master bedroom window does not lock.
14. Master bedroom closet has open wall area with exposed pipes from bathroom.
15. Bathroom has been renovated; however there is an overwhelming strong smell of mould. An Executive Officer's Order (Closed for Tenant accommodation) issued January 21, 2010; noted extremely large amounts of mould growth throughout the bathroom. Order was rescinded as it appeared all requirements were met although professional mould remediation was not a requirement.
16. Bathroom vanity has been replaced but interior back of vanity is raw drywall and not impervious to moisture.
17. Bathtub has been refinished but paint is peeling off.
18. Bathroom wall behind toilet is water damaged.
19. Bathroom floor along tub edge is not sealed to prevent water infiltration.
20. Main entry door is damaged and not secure.
21. Due to the age of this building asbestos is suspected in the building materials

**310**

1. Kitchen light fixture dangling by wires.
2. Closet light switch cover is cracked.
3. Kitchen cupboard housing sink is water damaged and mould infested.
4. Kitchen countertop in disrepair, delaminating and is chipped.
5. Kitchen cupboards in disrepair and are delaminating.
6. Living room ceiling has a water stain and is likely mould infested.
7. Living room window does not lock.
8. Patio door is very difficult to slide open or closed.
9. Living room radiant heater cover is missing in the living room exposing the hot pipes, which is a burn hazard.
10. Bathroom floor is water damaged along bathtub edge and is not sealed to prevent water infiltration.
11. Toilet seal is suspected of leaking as there is staining on the floor from the underside. It is likely that the sewage has caused water damage and mould growth.
12. Closet (bathroom area) has area around pipe (goes from floor through ceiling) that has an area of mould. Wall by this pipe has water streaks all the way down the wall.
13. Bathtub surround caulking is mouldy and disrepair.
14. Bathroom ventilation fan is not operating to draw air.
15. Bathroom sink faucet is running and faucet is corroded with sharp edges.
16. Vanity base is cracked, water damaged and infested with mould.
17. Bathtub is stained, scratched and not in an easily cleanable condition.
18. Bathtub surround tiles are mouldy, missing grout and are not easily cleanable.
19. Shower flange is loose and can permit water infiltration into wall.
20. Bathroom sink is stained, scratched and not easily cleanable.
21. No insect screen on patio door.
22. Due to the age of this building asbestos is suspected in the building materials

**315**

1. Living room ceiling has water staining and is likely mould infested.
2. Smoke detector is not functioning.
3. Kitchen linoleum flooring is lifting.
4. Areas in suite have missing baseboards.

5. Bathroom has been renovated; however, mould remediation is questionable. An Executive Officer's Order (Closed for Tenant accommodation) issued January 21, 2010; noted extremely large amounts of mould growth throughout the bathroom. Order was rescinded as it appeared all requirements were met although professional mould remediation was not a requirement.
6. Due to the age of this building asbestos is suspected in the building materials

**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:

**General Building Issues:**

1. There has been extensive disturbing of building materials known to contain mould and suspected to contain asbestos, and dust, without any precautions to protect against exposing tenants to these materials. This is a contravention of Section 5(2) in the Housing Regulation.

**105**

1. Kitchen countertop is in a state of disrepair, attempted repair by painting over the surface, however, under and around sink is heavily infested with mould and water damage. This is a contravention of Sections 1 and 14(a), in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
2. Kitchen cupboard under sink is heavily infested with mould and water damage. This is a contravention of Sections 1 and 14(a), in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
3. Kitchen has water stain on the ceiling. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards.
4. Kitchen linoleum is peeling away from the kick-plate under cupboards. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards.
5. Kitchen cupboards are in a state of disrepair. This is a contravention of Sections 1 and 14(a), in the Minimum Housing and Health Standards.
6. Dining room window casing and wall have water damage and are likely infested with mould. This is a contravention of Section 1 and 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
7. Bathroom countertop is chipped. This is a contravention of Section 1 in the Minimum Housing and Health Standards.
8. Bathroom floor and wall behind toilet is water damaged, stained and likely mould infested. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
9. Bathtub shower surround is lifting away from wall surface, possible water infiltration areas and mould. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
10. Shower faucet has water damage around area. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards.
11. Master bedroom window casing has area of water damage and is likely mould infested. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
12. Master bedroom has a hole in the inset screen. This is a contravention of Sections 2, in the Minimum Housing and Health Standards.

13. Small bedroom has water damage and staining around the window casing and wall and is likely mould infested. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
14. Small bedroom ceiling has a water stain and likely mould infested. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
15. Bathroom wall behind toilet is in a state of disrepair, water damaged and likely mould infested. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
16. Bathroom linoleum is peeling under vanity. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards.
17. Due to the age of this building asbestos is suspected in the building materials. This is a contravention of Section 5(2) in the Housing Regulation.

**107**

1. Kitchen linoleum flooring is not sealed at edge with carpet and is peeling back. This is a contravention of Section 5, in the Minimum Housing and Health Standards.
2. Kitchen linoleum flooring is torn by refrigerator. This is a contravention of Section 5, in the Minimum Housing and Health Standards.
3. Kitchen sink is not sealed to countertop permitting water infiltration. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards.
4. Kitchen countertop is in a state of disrepair with chips and delamination around the sink, attempted repair by painting over the surface, however, countertop under and around sink are heavily infested with mould and water damage. This is a contravention of Sections 1 and 14(a), in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
5. Living room wall under and around window is water damaged and likely mould infested. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
6. Living room wall has a 3 foot vertical crack near the window. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards.
7. Bathtub caulking was mouldy and uncleanable, this has been replaced but water infiltration and mould remediation is unknown. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
8. Bathtub shower surround is lifting away from wall surface, possible water infiltration areas and mould. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
9. Bathroom ceiling has water damage that has been painted over and has surface damage around ceiling fan. Unable to determine if area has been remediated for mould. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
10. Bathroom floor and wall joints are water damaged and likely mould infested. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
11. Bathroom linoleum flooring is delaminating under the cabinet kick-plates. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards.
12. Bathroom linoleum floor is stained around toilet, likely due to leaking toilet seal. Area under flooring is likely mould infested and sewage contaminated. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.

13. Bathroom countertop has been painted over and paint is peeling off. This is a contravention of Section 5, in the Minimum Housing and Health Standards.
14. Bathroom mirror is cracked and has sharp corner. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards.
15. Bathroom cabinet base has been painted over the water damaged area and visible mould is observed. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
16. Bedroom window casing has area of water damage and is likely mould infested. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
17. Due to the age of this building asbestos is suspected in the building materials. This is a contravention of Section 5(2) in the Housing Regulation.

**109**

1. Living room electrical outlet cover is damaged. This is a contravention of Section 11, in the Minimum Housing and Health Standards.
2. Front entry closet has water damaged ceiling and likely mould infested. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
3. Dining room ceiling has water damaged area; the area has been roughly patched over, but mould remediation is unknown. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
4. Living room wall under and around window is water damaged and likely mould infested, area has been roughly patched over. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
5. Bathroom pipe access is covered with tin foil and tape. This is a contravention of Section 5, in the Minimum Housing and Health Standards.
6. Bathroom ceiling has cracked drywall and paint around ceiling fan. This is a contravention of Section 5, in the Minimum Housing and Health Standards.
7. Bathtub surround ceiling has large board that has patched a hole over shower area. Board is bowing and is mould infested. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
8. Bathtub surround has cracked tiles that are lifting and likely have water infiltration and mould in the surrounding building materials. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
9. Due to the age of this building asbestos is suspected in the building materials. This is a contravention of Section 5(2) in the Housing Regulation.

**110**

1. The bathroom and kitchen has been fully renovated, it is unknown what precautions or remediation steps were taken; pertaining to mould or asbestos remediation. This is a contravention of Section 5(2) in the Housing Regulation.
2. Kitchen cupboard interior has large hole for pipe access that is open to the interior of the wall. This was a required condition upon the rescind notice of the Closure Order issued on August 16, 2011. This is a contravention of Section 5, in the Minimum Housing and Health Standards.
3. Bathroom wall had wet area on wall during inspection dated September 26, 2011. The area was tested with a moisture meter, the wet area (damaged area) was marked on the wall with an "x" and the line made below indicated where the wet area ended. This area required water and mould remediation. The marks were painted over and still visible

through the paint and not remediated. Proper remediation of this area was a required condition upon the rescind notice of the Closure Order issued August 16, 2011.

4. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
5. Bathtub edge and tiles require caulking. This is a contravention of Section 5, in the Minimum Housing and Health Standards
6. Due to the age of this building asbestos is suspected in the building materials. This is a contravention of Section 5(2) in the Housing Regulation.

**111**

1. Kitchen cabinet housing the sink is in a state of disrepair with water damage, mould infested and surface and edging is delaminating. This is a contravention of Sections 1 and 14(a), in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
2. Kitchen countertop underside around sink is heavily infested with mould and water damage. This is a contravention of Sections 1 and 14(a), in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
3. Bathroom cabinet base is bowed from water infiltration and water damaged, there is likely mould contamination. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
4. Bathroom walls and ceiling have several areas where the paint and plaster has shifted likely due to water infiltration from behind area. These areas are likely to contain mould. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
5. Bathroom wall behind toilet has a painted wood board that is likely covering previous water damage and mould. There is no indication that mould remediation has taken place. This is a contravention of Section 5(2) in the Housing Regulation.
6. Toilet is running constantly. This is a contravention of Section 6 in the Minimum Housing and Health Standards.
7. Bathtub surround has cracked and lifting tiles with visible mould. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
8. Bathroom shower faucet flange is loose and there is water damage around the area, and is likely mould infested. This is a contravention of Sections 5 and 6, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
9. Hallway ceiling had sustained water damage; area has been painted over but there is no indication that mould remediation has taken place. Some water staining is still visible. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
10. Due to the age of this building asbestos is suspected in the building materials. This is a contravention Section 5(2) in the Housing Regulation.

**112**

1. Kitchen has been renovated, however, wall interior behind sink cabinet has visible water staining indicating that proper remediation was not completed. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
2. Ceilings in kitchen and living room are cracked, areas have been painted over. Unable to determine cause of crack or if remediation was required or completed. This is a

- contravention of Sections 1 and 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
3. Bathroom walls and ceiling have been poorly patched, originally the walls were cracked and water damaged. New tiles have been added to bathtub surround. There is no indication that mould remediation has taken place. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
  4. Bathroom floor has been replaced, however, the toilet seal had failed and sewage had infiltrated under the old flooring, remediation is questionable. This is a contravention of Section 5 and 6, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
  5. Hall closet wall, adjoining bathroom, has visible mould at the floor level. This is an indication that mould remediation has not taken place. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
  6. Small bedroom has water staining on the ceiling of the closet. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards.
  7. Small bedroom has a small spot of mould on the ceiling. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
  8. Main entry door frame is damaged. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards.
  9. Hole in wall from door knob at front entry. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards.
  10. Due to the age of this building asbestos is suspected in the building materials. This is a contravention Section 5(2) in the Housing Regulation.

114

1. Suite does not have electricity; tenants are using an extension cord from outlet in the hallway, this is a potential fire hazard to run all appliances in suite. This is a contravention Section 5(2) in the Housing Regulation.
2. Electrical switch plate cover in hall is cracked and in disrepair. This is a contravention of Section 11 in the Minimum Housing and Health Standards.
3. Kitchen cabinets are in a state of disrepair with missing drawer covers. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards.
4. Kitchen cabinet housing the sink is in a state of disrepair, with hole at back, area has been painted over. There is no evidence that mould remediation has taken place. This is a contravention of Sections 1 and 14, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
5. Kitchen countertop underside around sink is heavily infested with mould and water damage. This is a contravention of Section 1 and 14 in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
6. Kitchen countertops are in a state of disrepair with the edges delaminating. This is a contravention of Section 14 in the Minimum Housing and Health Standards
7. Kitchen ceiling has had water damage which has now been painted over, proper remediation is questionable. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
8. Living room and hall ceilings have had water damage which has now been painted over, proper remediation is questionable. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.

9. Bathtub has been refinished; however the new coating is peeling off. This is a contravention of Section 5, in the Minimum Housing and Health Standards.
10. Bathtub surround is in a state of construction with rough and unpainted plaster, unfinished grout, unfinished areas, and not in a usable condition. This is a contravention of Section 1 and 5, in the Minimum Housing and Health Standards.
11. Bathroom vanity has been replaced; old drywall is visible around area for pipe access. Remediation of this area is questionable. This is a contravention of Section 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
12. Bathroom door has been removed. This is a contravention of Section 5, in the Minimum Housing and Health Standards.
13. Master bedroom door has been broken off its hinges. This is a contravention of Section 5, in the Minimum Housing and Health Standards.
14. Bedroom insect screen is bent and ill-fitting. This is a contravention of Section 2(iii), in the Minimum Housing and Health Standards.
15. Due to the age of this building asbestos is suspected in the building materials. This is a contravention Section 5(2) in the Housing Regulation.

**118**

1. The bathroom, kitchen, and floors have been renovated, it is unknown what precautions for hazardous materials or mould remediation steps were taken. This is a contravention Section 5(2) in the Housing Regulation.
2. Conditions of the rescind notice of the Closure Order issued May 10, 2011 are; the bathtub edge and wall joint required caulking, and the bathroom wall tile edge wall joint required caulking. These items have not been completed. This is a contravention of Section 5, in the Minimum Housing and Health Standards.
3. Bathroom ceiling is poorly finished, suspect poor or lack of mould remediation. This is a contravention of Section 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
4. Hallway shelf has large area of mould. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
5. New cosmetic renovations have been poorly executed where the new countertops are delaminating. This is a contravention of Section 5, in the Minimum Housing and Health Standards.
6. The newly recoated bathtub has paint runs and a rough finish that will make it difficult to clean. This is a contravention of Section 5, in the Minimum Housing and Health Standards.
7. Due to the age of this building asbestos is suspected in the building materials. This is a contravention Section 5(2) in the Housing Regulation.

**203**

1. Kitchen cabinet base under sink is water damaged but painted over, mould remediation is questionable. This is a contravention of Sections 1 and 14, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
2. Kitchen countertop is in a state of disrepair, under and around sink is infested with mould and water damage. This is a contravention of Sections 1 and 14, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
3. Kitchen linoleum flooring is peeling away from the kick-plate of cabinet. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards.
4. Small bedroom door has exterior locking hasp where emergency egress would be impeded. This is a contravention Section 5(2) in the Housing Regulation.

5. Small bedroom window lock is broken. This is a contravention of Section 3(a), in the Minimum Housing and Health Standards.
6. Master bedroom window lock is broken. This is a contravention of Section 3(a), in the Minimum Housing and Health Standards.
7. Bathroom vanity interior was water damaged and mouldy, but is now painted over, mould remediation is questionable. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
8. Shower flange is not attached and can permit water entry into surrounding building products. This is a contravention of Sections 5 and 6, in the Minimum Housing and Health Standards.
9. Bathtub surround is cracked; there is likely water infiltration and is mould infested. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
10. Bathroom floor around toilet is stained likely caused by the toilet seal leaking sewage under the linoleum. The moisture meter tested 82% moisture under the linoleum, subfloor is likely contaminated with sewage, water damaged and mould infested. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
11. Bathroom floor around the bathtub also is water laden with a moisture meter reading of 84%, subfloor is likely contaminated with sewage, water damaged and mould infested. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
12. Bathroom walls beside the bathtub are water damaged and likely mould infested. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
13. Hallway linoleum flooring lifting. This is a contravention of Section 5, in the Minimum Housing and Health Standards.
14. Ceiling damage observed in suite from leaks or building shifting; areas have been painted over, it is unknown if proper mould remediation was conducted. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
15. Patio deck that was deemed rotten and unsafe has been re-coated, but no documentation pertaining to the safety of the structure has been provided. This is a contravention of Section 3(c), in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
16. Due to the age of this building asbestos is suspected in the building materials. This is a contravention Section 5(2) in the Housing Regulation.

## 206

Suite is undergoing extensive renovations, no entry to inspect at this time.

### **Previously documented issues in Repair Order issued October 12, 2010 and during last inspection conducted May 09, 2011:**

1. Patio deck that was deemed rotten and unsafe has been re-coated, but no documentation pertaining to the safety of the structure has been provided. This is a contravention of Section 3(c), in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
2. Patio hand rail is loose. This is a contravention of Sections 1 and 3(c), in the Minimum Housing and Health Standards.
3. Bathroom cabinet has a hole in the back of the interior wall. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards.

4. Bathroom ventilation fan is not working sufficiently. This is a contravention of Section 7, in the Minimum Housing and Health Standards.
5. Kitchen countertop has mouldy caulking behind the faucet. This is a contravention of Section 5, in the Minimum Housing and Health Standards.
6. Kitchen cabinet under the sink is water damaged and mould infested. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
7. Carpet flooring in some areas is lifting. This is a contravention of Section 5, in the Minimum Housing and Health Standards.
8. Entry door to suite has damage to door frame. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards.
9. Electrical fixtures in suite are not firmly attached to ceiling. This is a contravention of Section 11, in the Minimum Housing and Health Standards.
10. Bathroom ceiling has mould growth; this was painted over but not remediated. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
11. Bathroom linoleum flooring is lifting around toilet and bathtub likely permitting water infiltration and mould infestation. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
12. Patio door does not lock. This is a contravention of Section 3(a), in the Minimum Housing and Health Standards.
13. Master bedroom window does not lock. This is a contravention of Section 3(a), in the Minimum Housing and Health Standards.
14. Smoke detector is not working. This is a contravention of Section 12, in the Minimum Housing and Health Standards.
15. Master bedroom window casing and wall area is water damaged and likely mould infested. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
16. Due to the age of this building asbestos is suspected in the building materials. This is a contravention of Section 5(2) in the Housing Regulation.

**207**

1. Kitchen cabinets are in disrepair and delaminating. This is a contravention of Sections 1 and 14, in the Minimum Housing and Health Standards.
2. Kitchen cabinet under the sink is water damaged, but has been painted over, mould remediation is questionable. This is a contravention of Sections 1 and 14, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
3. Kitchen countertop is water damaged and is mould infested from the underside around sink. This is a contravention of Sections 1 and 14, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
4. Dining room is missing pieces of baseboard. This is a contravention of Section 5, in the Minimum Housing and Health Standards.
5. Bathroom vanity interior is water damaged and mould infested. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
6. Bathroom vanity interior has a large hole for pipe access. This is a contravention of Sections 5, in the Minimum Housing and Health Standards.
7. Bathroom sink faucet drips. This is a contravention of Sections 6, in the Minimum Housing and Health Standards.

8. Bathroom vanity countertop is delaminating. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards.
9. Bathroom wall beside bathtub has water damage, attempted repair by applying large amount of caulking. It is likely that area behind building products is mould infested. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
10. Dining room window does not lock. This is a contravention of Section 3(a), in the Minimum Housing and Health Standards.
11. Bedroom window does not lock. This is a contravention of Section 3(a), in the Minimum Housing and Health Standards.
12. Bedroom window casing and wall are water damaged and likely mould infested. The water damage is significant where water stain marks are visible running down the wall to the floor. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
13. Dining room window casing and wall are water damaged and likely mould infested. The water damage is significant where water stain marks are visible running down the wall to the floor. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
14. Due to the age of this building asbestos is suspected in the building materials. This is a contravention of Section 5(2) in the Housing Regulation.

**209**

1. The bathroom, kitchen, and floors have since been fully renovated, it is unknown what precautions for hazardous materials or mould remediation steps were taken. This is a contravention Section 5(2) in the Housing Regulation.
2. Patio deck that was deemed rotten and unsafe has been re-coated, but no documentation pertaining to the safety of the structure has been provided. This is a contravention of Section 3(c), in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
3. Conditions of the rescind notice of the Closure Order dated May 10, 2011 are; the bathroom vanity interior pipe access holes must be covered, and the shower head and kitchen cabinet require caulking. These items have not been completed. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards.
4. Due to the age of this building asbestos is suspected in the building materials. This is a contravention of Section 5(2) in the Housing Regulation.

**211**

1. Living room patio door is extremely difficult to open or close. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards.
2. Patio deck that was deemed rotten and unsafe has been re-coated, but no documentation pertaining to the safety of the structure has been provided. This is a contravention of Section 3(c), in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
3. Living room ceiling has multiple areas of staining and water damage, and is likely mould infested. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
4. Kitchen and hallway has had previous water damage and now there is a large visible patched area; proper mould remediation is questionable. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.

5. Kitchen countertop is in a state of disrepair, and the underside is water damaged and mould infested. This is a contravention of Sections 1 and 14, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
6. Kitchen cabinet base under the sink has been water damaged; area has been painted over but not remediated as poor installation of kick-plate (piece of baseboard) reveals the water damage underneath. This is a contravention of Sections 1 and 14, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
7. Kitchen cabinets have a poorly installed kick-plate that does not cover the exposed raw wood that is absorbent, water damaged and under the sink is mouldy. This is a contravention of Sections 1 and 14, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
8. Bathroom wall by the tile is water damaged and likely mould infested; area has had an attempted repair by smearing a large amount of caulking over the surface. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
9. Bathroom wall by the toilet and bathtub is water damaged and likely mould infested. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
10. Bathtub surround is not sealed at edge of plastic and joint with wall. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards.
11. Toilet tank valve is leaking and the toilet is running constantly. This is a contravention of Section 6, in the Minimum Housing and Health Standards.
12. Master bedroom does not have an insect screen. This is a contravention of Section 2(iii), in the Minimum Housing and Health Standards.
13. Due to the age of this building asbestos is suspected in the building materials. This is a contravention of Section 5(2) in the Housing Regulation.

**214**

1. Entry door casing is damaged. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards.
2. Patio door lock is not working. This is a contravention of Section 3(a), in the Minimum Housing and Health Standards.
3. Kitchen countertop is cracked and in disrepair. The backsplash caulking is peeling off. This is a contravention of Sections 1 and 14, in the Minimum Housing and Health Standards.
4. Kitchen countertop under the sink is water damaged and heavily mould infested. The backsplash caulking is peeling off. This is a contravention of Sections 1 and 14, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
5. Kitchen cabinet under the sink is water damaged and mould infested. This area has been painted over but no known mould remediation has occurred. This is a contravention of Sections 1 and 14, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
6. Kitchen cabinet under the sink has a large hole for the pipe access. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards.
7. Kitchen wall has damage to the drywall under upper cabinets. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards.
8. Bathroom countertop is delaminating, has been chipped in places and has been painted over in an attempted repair. The paint is chipping off. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards.
9. Bathtub is stained, scratched and not in an easily cleanable condition. This is a contravention of Section 5, in the Minimum Housing and Health Standards.

10. Bathroom ceiling is in disrepair, with poor patched areas and mould and water staining on the surface. There are large areas of the ceiling where there is bubbling or separating of the paint and plaster likely from water infiltration from behind. It is unknown if the patched areas have been remediated for mould. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
11. Bathtub caulking is mouldy and stained in the corners of the bathtub. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards.
12. Bathtub surround is separating from the tiles that are behind the plastic sheet surface. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards
13. Bathtub has large amounts of caulking at the corners where the plastic sheet surface and tiles meet; this is not an easily cleanable area. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards
14. Bathroom wall beside bathtub is water damaged but covered with large amounts of caulking; area behind is likely mould infested. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
15. Bathroom floor beside bathtub and other areas of bathroom floor is water stained likely from water infiltration and mould growth under the linoleum. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
16. Bathroom sink is stained, scratched and not in an easily cleanable condition. This is a contravention of Section 5, in the Minimum Housing and Health Standards.
17. Due to the age of this building asbestos is suspected in the building materials. This is a contravention of Section 5(2) in the Housing Regulation.

**215**

1. Kitchen ceiling had water stain, area has since been painted over, and remediation is unknown. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
2. Kitchen countertop is in as state of disrepair with pieces chipped and delaminating, the countertop was painted over in an attempted repair. This is a contravention of Sections 1 and 14, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
3. Kitchen countertop is mouldy behind the faucet and backsplash and under the sink the countertop is water damaged. This is a contravention of Sections 1 and 14, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
4. Kitchen cabinet under the sink is water damaged and mould infested. This is a contravention of Sections 1 and 14, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
5. Kitchen cabinet under sink has an excessively large hole for pipe access. This is a contravention of Section 5, in the Minimum Housing and Health Standards.
6. Dining room insect screen is bent and ill-fitting. This is a contravention of Section 2(iii), in the Minimum Housing and Health Standards.
7. Patio door handle is broken with a sharp piece dangling. This is a contravention of Section 1, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
8. Patio insect screen is torn. This is a contravention of Section 2(iii), in the Minimum Housing and Health Standards.
9. Bathroom sink is stained, scratched and not in an easily cleanable condition. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards.

10. Bathroom countertop is damaged and has been painted over in an attempted repair. The paint is chipping off. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards.
11. Bathroom countertop is water damaged on the underside. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
12. Bathroom vanity interior is water damaged and mould infested. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
13. Bathroom vanity interior has excessively large pipe access holes. This is a contravention of Section 5, in the Minimum Housing and Health Standards.
14. Toilet is constantly running. This is a contravention of Section 6, in the Minimum Housing and Health Standards.
15. Bathroom wall behind toilet has hole in wall. This is a contravention of Section 5, in the Minimum Housing and Health Standards.
16. Bathroom wall beside bathtub (both sides) are water damaged, areas are covered with large amounts of caulking. Areas are likely mould infested underneath. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
17. Bathtub is stained, scratched and not in an easily cleanable condition. This is a contravention of Section 5, in the Minimum Housing and Health Standards.
18. Bathtub surround (plastic sheet surface) is separating from the wall, likely permitting water infiltration and mould. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
19. Bedroom window casing and wall is water damaged and likely mould infested. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
20. Master bedroom window does not lock. This is a contravention of Section 3(a), in the Minimum Housing and Health Standards.
21. Living room wall has a large area that has been plastered but not sanded or painted. This is a contravention of Section 5, in the Minimum Housing and Health Standards.
22. Due to the age of this building asbestos is suspected in the building materials. This is a contravention of Section 5(2) in the Housing Regulation.

**302**

1. Kitchen countertop is in a state of disrepair with pieces chipped and delaminating, the countertop was painted over in an attempted repair. This is a contravention of Sections 1 and 14, in the Minimum Housing and Health Standards.
2. Kitchen countertop backsplash behind sink is not sealed to the wall with caulking. This is a contravention of Sections 1 and 14, in the Minimum Housing and Health Standards.
3. Kitchen countertop under the sink is water damaged and mould infested. This is a contravention of Sections 1 and 14, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
4. Kitchen cabinets are delaminating and in poor condition. This is a contravention of Sections 1 and 14, in the Minimum Housing and Health Standards.
5. Kitchen backsplash is in disrepair and not sealed to wall to prevent water infiltration. This is a contravention of Sections 1 and 14, in the Minimum Housing and Health Standards.
6. Kitchen linoleum flooring is torn, separating at the seams and is very lumpy. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards.

7. Electrical outlet cover is missing in the living room. This is a contravention of Section 11, in the Minimum Housing and Health Standards.
8. Master bedroom has electrical outlet that is pulled out and away from the wall. This is a contravention of Section 11, in the Minimum Housing and Health Standards.
9. Patio door is extremely difficult to open, it doesn't slide. This is a contravention of Section 1, in the Minimum Housing and Health Standards.
10. Small bedroom window does not close fully leaving a gap approximately 1 inch, not weatherproof. This is a contravention of Section 2(b), in the Minimum Housing and Health Standards.
11. Small bedroom window does not close fully and therefore cannot be secured or locked. This is a contravention of Section 3(a), in the Minimum Housing and Health Standards.
12. Small bedroom window casing and wall are water damaged and likely mould infested. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
13. Master bedroom window does not lock. This is a contravention of Section 3(a), in the Minimum Housing and Health Standards.
14. Master bedroom closet has open wall area with exposed pipes from bathroom. This is a contravention of Section 5, in the Minimum Housing and Health Standards.
15. Bathroom has been renovated; however there is an overwhelming strong smell of mould. An Executive Officer's Order (Closed for Tenant accommodation) issued January 21, 2010; noted extremely large amounts of mould growth throughout the bathroom. Order was rescinded as it appeared all requirements were met although professional mould remediation was not a requirement. This is a contravention of Sections 1, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
16. Bathroom vanity has been replaced but interior back of vanity is raw drywall and not impervious to moisture. This is a contravention of Section 5, in the Minimum Housing and Health Standards.
17. Bathtub has been refinished but paint is peeling off. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards.
18. Bathroom wall behind toilet is water damaged. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
19. Bathroom floor along tub edge is not sealed to prevent water infiltration. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards.
20. Main entry door is damaged and not secure. This is a contravention of Sections 1, 3(c) and 5, in the Minimum Housing and Health Standards.
21. Due to the age of this building asbestos is suspected in the building materials. This is a contravention of Section 5(2) in the Housing Regulation.

**310**

1. Kitchen light fixture dangling by wires. This is a contravention of Section 11, in the Minimum Housing and Health Standards.
2. Closet light switch cover is cracked. This is a contravention of Section 11, in the Minimum Housing and Health Standards.
3. Kitchen cupboard housing sink is water damaged and mould infested. This is a contravention of Sections 1 and 14, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
4. Kitchen countertop in disrepair, delaminating and is chipped. This is a contravention of Sections 1 and 14, in the Minimum Housing and Health Standards.
5. Kitchen cupboards in disrepair and are delaminating. This is a contravention of Sections 1 and 14, in the Minimum Housing and Health Standards.

6. Living room ceiling has a water stain and is likely mould infested. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
7. Living room window does not lock. This is a contravention of Section 3(a), in the Minimum Housing and Health Standards.
8. Patio door is very difficult to slide open or closed. This is a contravention of Section 1, in the Minimum Housing and Health Standards.
9. Living room radiant heater cover is missing in the living room exposing the hot pipes, which is a burn hazard. This is a contravention of Sections 1, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
10. Bathroom floor is water damaged along bathtub edge and is not sealed to prevent water infiltration. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
11. Toilet seal is suspected of leaking as there is staining on the floor from the underside. It is likely that the sewage has caused water damage and mould growth. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
12. Closet (bathroom area) has area around pipe (goes from floor through ceiling) that has an area of mould. Wall by this pipe has water streaks all the way down the wall. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
13. Bathtub surround caulking is mouldy and disrepair. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards.
14. Bathroom ventilation fan is not operating to draw air. This is a contravention of Section 7, in the Minimum Housing and Health Standards.
15. Bathroom sink faucet is running and faucet is corroded with sharp edges. This is a contravention of Sections 1 and 6, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
16. Vanity base is cracked, water damaged and infested with mould. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
17. Bathtub is stained, scratched and not in an easily cleanable condition. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards.
18. Bathtub surround tiles are mouldy, missing grout and are not easily cleanable. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.
19. Shower flange is loose and can permit water infiltration into wall. This is a contravention of Sections 5 and 6, in the Minimum Housing and Health Standards.
20. Bathroom sink is stained, scratched and not easily cleanable. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards.
21. No insect screen on patio door. This is a contravention of Section 2(iii), in the Minimum Housing and Health Standards.
22. Due to the age of this building asbestos is suspected in the building materials. This is a contravention of Section 5(2) in the Housing Regulation.

**315**

1. Living room ceiling has water staining and is likely mould infested. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards and Section 5(2) in the Housing Regulation.

2. Smoke detector is not functioning. This is a contravention of Section 12, in the Minimum Housing and Health Standards.
3. Kitchen linoleum flooring is lifting. This is a contravention of Sections 1 and 5, in the Minimum Housing and Health Standards.
4. Areas in suite have missing baseboards. This is a contravention of Section 5, in the Minimum Housing and Health Standards.
5. Bathroom has been renovated; however, it is unknown what precautions for hazardous materials or mould remediation steps were taken. An Executive Officer's Order (Closed for Tenant accommodation) issued January 21, 2010; noted extremely large amounts of mould growth throughout the bathroom. Order was rescinded as it appeared all requirements were met although professional mould remediation was not a requirement. This is a contravention of Section 5(2) in the Housing Regulation.
6. Due to the age of this building asbestos is suspected in the building materials. This is a contravention of Section 5(2) in the Housing Regulation.

**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 occupants of suites; 105, 107, 109, 110, 112, 114, 118, 203, 206, 207, 209, 211, 214, 215, 302, 310 and 315, vacate 412 Huntsville Crescent NW, Calgary, AB on or before 8:00AM December 15, 2011. All suites in the building must remain vacant until all work is completed to the satisfaction of Alberta Health Services.
2. That the building and all suites at 412 Huntsville Crescent NW, Calgary AB be **secured from any and all unauthorized entry**.
3. That, if the building located at 412 Huntsville Crescent NW, Calgary, AB is to be reoccupied, the Owner immediately undertake and diligently pursue the completion of the following work in and about the building, namely:
  - a. Retain the services of an **Environmental Health or Indoor Air Quality Consultant** to:
    - (i) Assess the conditions within the above noted premises including the carrying out of environmental air quality analyses of the interior spaces (including the attic, wall and floor cavities, and crawlspaces) for water and mould damage; and
    - (ii) Prepare for review by Alberta Health Services a detailed assessment report and scope of work plan, including a hazardous materials audit and management plan.

Testing and reporting shall follow the requirements outlined in Alberta Health Services' Fungal Air Testing Protocol and must include extensive intrusive and destructive testing and shall and must include inspection and assessment of hidden cavities and surfaces such as, but not limited to, cutting access holes (or using boroscopes) into walls and ceilings, lifting carpets or vinyl sheet flooring, removing wallpaper for investigation purposes. The consultant's report shall describe, amongst other things, the building

construction, finishes, materials and components and the results of their investigations along with recommendations for restoration, repair, and the remediation as required for reoccupation of the building. ***The Consultant should have current, active membership in a related professional organization or certifying body and shall be first approved in writing by Alberta Health Services.***

- ***Due to the potential for moisture issues, extensive intrusive testing must be performed throughout all levels to ensure no hidden moisture concerns or moulds exist between internal and external walls. Testing locations must include any area identified with water damage, visible mould, moisture or existing mould infestation that may have been painted over or had any other prior attempt at remediation.***

**NOTE – THE AGE OF THIS PROPERTY MAKES THE PRESENCE OF ASBESTOS WITHIN BUILDING MATERIALS LIKELY. ALL PRECAUTIONS MUST BE TAKEN. PROPER REMOVAL/HANDLING FOLLOWING CURRENT CODES AND STANDARDS IS REQUIRED AND A WRITTEN ASBESTOS MANAGEMENT/ABATEMENT PLAN IS REQUIRED WHICH WILL INCLUDE CONFIRMATION OF ACCEPTANCE FROM ALBERTA OCCUPATIONAL HEALTH & SAFETY (OH&S) AND POST-ABATEMENT AIR SAMPLING FOR ASBESTOS.**

- b. Retain the services of a restoration and mould remediation specialist, approved by Alberta Health Services, to remove and replace or clean, as required, any and all drywall, building materials, and finishing materials, or any other item that is or may be water damaged, infested with or damaged by mould or bacteria or otherwise contaminated with chemicals or other substances of concern, all in accordance with the direction required at item 3.a, above. (Reference should be made to Mould Guidelines for the Canadian Construction Industry located at [www.cca-acc.com/mould/](http://www.cca-acc.com/mould/).) ***It is recommended that the cleaning and restoration work be carried out by a member in good standing of the Institute of Inspection, Cleaning and Restoration or an equivalent professional body.***

**NOTE THAT INSPECTIONS BY ALL OF THE APPROPRIATE REGULATORY AGENCIES, INCLUDING BUT NOT LIMITED TO ALBERTA HEALTH SERVICES, MUST BE PERFORMED PRIOR TO COVERING UP ANY REPAIR OR INVESTIGATION SITES.**

4. Hire a suitably qualified structural engineer to assess all the balconies and railings at the front and rear of the property and determine their structural safety. A copy of this report must be forwarded to Alberta Health Services, Environmental Health.
5. Ensure all smoke detectors are functioning.
6. Repair all damaged, dangling or otherwise unsafe electrical fixtures, outlets and switches.
7. Ensure all openable windows and doors have working lock mechanisms.
8. Ensure all openable windows and doors are in good working condition and are weatherproof.
9. Ensure all openable windows and patio doors have tight fitting insect screens in good repair.

10. Repair or replace all plumbing fixtures, faucets, toilet seals, and toilets as identified above.
11. Repair or replace all flooring, walls and ceilings so they are in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders them easy to clean. Replace all rotten, mould infested and damaged sub-floors, as detailed above, by a professional mould remediator, as directed by the Environmental Consultant, and ensure they are structurally sound.
12. Repair or replace all kitchen and bathroom cabinets as deemed necessary by the hired professionals. Once repaired or replaced ensure that holes for plumbing access pipes are sealed to prevent pest movement throughout the building. All plumbing pipe access areas must have a panel or are otherwise covered to prevent pest access and easy cleaning.
13. Ensure all suites are supplied with electricity without the use of extension cords from the common hallway.
14. Repair all miscellaneous safety hazards noted above, such as; broken patio door handles with sharp edges, missing or loose baseboard heater covers, broken or cracked mirrors, sliding closet doors that don't stay on the tracks.
15. Ensure bedroom doors do not have exterior locking hasps, as in unit 203.
16. Once repairs are completed in building, and prior to any occupancy, professional pest control is required to inspect and monitor all suites for pests. A contract for professional services is required with documentation of all areas inspected and any areas observed with pest activity.
17. That until such time as the work referred to above is completed to the satisfaction of an Executive Officer of Alberta Health Services; all suites in the building at 412 Huntsville Crescent NW, Calgary AB 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, December 14, 2011

Heather A Langemann, 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)*

Confirmation of an oral order issued to Amarjit Jaswal, on December 1, 2011

Copy Disaster Services Calgary  
Copy Alberta Safety and Environmental Services Ltd.  
Copy Alberta Occupational Health and Safety

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

**Re: Those premises located in Calgary, Alberta and municipally described as 412 Huntsville Crescent NW, Calgary, Alberta**

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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  
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](http://www.albertahealthservices.ca/eph.asp)