

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

To: Robert Croteau
7A Fonda Green SE
Calgary, Alberta, T2A 5S4
(the “**Owner**”)

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

7A Fonda Green SE - Main Floor Unit
Calgary, Alberta
T2A 5S4

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

7A Fonda Green SE - Main Floor Unit
Calgary, Alberta
T2A 5S4

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. There is no heat in the main floor suite.
- b. There is no electricity to the main floor suite.
- c. The wall in the west facing bedroom by the window is damaged.
- d. A few tiles by the bathroom shower are missing and exposed wall materials are water damaged.
- e. The bathroom floor under the bathroom sink is loose and lifted.
- f. Parts of linoleum floor are missing near the bathroom door and in the hallway into kitchen area.
- g. The kitchen oven handle is missing.
- h. The exposed bathroom walls and the caulking along the bathtub show extensive water damage and mould growth.
- i. The smoke alarm in the hallway is not functional.
- j. The roof is leaking and water damage is present in the bathroom.
- k. All bedroom window screens are damaged or missing.

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Re: Those premises located in Calgary, Alberta and municipally described as **7A Fonda Green SE – Main Floor Unit, Calgary, Alberta**

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. There is no heat on the main floor unit. This is a breach of section 8(a) of the Minimum Housing and Health Standards.
- b. There is no electricity in the main floor unit. This is a breach of section 11 of the Minimum Housing and Health Standards.
- c. The wall in the left bedroom by the window is damaged. This is a breach of section 5 of the Minimum Housing and Health Standards
- d. A few tiles by the bathroom shower are missing and exposed wall materials are damaged. This is a breach of section 5(a) of the Minimum Housing and Health Standards.
- e. The bathroom floor under the bathroom sink is loose and lifted. This is a breach of section 5(a) of the Minimum Housing and Health Standards.
- f. Parts of linoleum floor are missing near the bathroom door and in the hallway into kitchen area. This is a breach of section 5(a) of the Minimum Housing and Health Standards.
- g. The kitchen oven is in disrepair. This is a breach of section 14(a)(iv) of the Minimum Housing and Health Standards.
- h. The exposed bathroom walls and the caulking along the bathtub show extensive water damages and mould growth. This is a breach of section 1(c) of the Minimum Housing and Health Standards.
- i. The smoke alarm in the hallway is not functional. This is a breach of section 12(a) of the Minimum Housing and Health Standards.
- j. The roof is leaking and water damage is present in the bathroom. This is a breach of section 2(a) of the Minimum Housing and Health Standards.
- k. All bedroom window screens are damaged or missing. This is a breach of section 2(b)(iii) of the Minimum Housing and Health Standards.

AND WHEREAS, by virtue of the foregoing, the above noted premises are hereby declared to be **closed for tenant accommodation purposes**;

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

1. That the above noted premises remain vacant.

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Re: Those premises located in Calgary, Alberta and municipally described as **7A Fonda Green SE – Main Floor Unit, Calgary, Alberta**

2. That, if the above noted premises are to be reoccupied by the public, the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Provide the main floor suite with adequate heat that meets the requirements of the Minimum Housing and Health Standards. Have the furnace and all duct work thoroughly inspected and cleaned by a licensed mechanical company. Documentation of the work must be provided to an Executive Officer of Alberta Health Services.
 - b. Provide electricity on the main floor and ensure all electrical wiring is in good repair. The electrical wiring for the house must be inspected by a licensed electrician. Documentation of the work must be provided to an Executive Officer of Alberta Health Services.
 - c. Repair all damaged wall surfaces so that they are in good repair, free of cracks and holes and in a condition that renders it easy to clean.
 - d. Repair the bathing area so that tub surround have walls that are smooth, non-absorbent to moisture and easy to clean. All walls shall form a watertight joint with each other.
 - e. Repair or replace the bathroom flooring so that the floors are in good repair, smooth, non-absorbent to moisture and easy to clean.
 - f. Repair the hallway and kitchen flooring so that the floors are in good repair, smooth, non-absorbent to moisture and easy to clean.
 - g. Repair the kitchen oven handle so that it can be maintained and used in a safe and proper manner.
 - h. Remove all water damaged and rotten materials from the bathroom and roof and ensure the surfaces are dry. Repair the source of the water leakage before finishes are complete. Contact an Executive Officer of Alberta Health Services prior to putting up the drywall.
 - i. A new smoke alarm must be installed, be operational and in good repair at all times.
 - j. A professional roofing contractor must be hired to assess the integrity of the roof. The leaks in the roof must be repaired and documentation for the work performed must be provided to an Executive Office of Alberta Health Services.
 - k. Please install window screens on all the bedroom windows and ensure the screens are in good repair.

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3. That, until such time as the work referred to in paragraph 2 is completed to the satisfaction of the undersigned, or an executive officer of Alberta Health Services, the above noted premises shall remain **closed for tenant accommodation purposes**.

Dated at Calgary, Alberta, this 19th day of May, 2011, confirming the Verbal Order issued on the 12th day of May, 2011 issued to Robert Croteau.

Maz Rahman, CPHI(C)
Executive Officer
Alberta Health Services

Section 5(2) of the Public Health Act provides that a person who is directly affected by this Order and considers himself or herself aggrieved hereby may appeal the same to the Public Health Appeal Board, 24th Floor, Telus Plaza North Tower, 10025 Jasper Avenue, Edmonton AB T5J 2N3, within 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.

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Calgary/Mountain View/Rocky View
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www.calgaryhealthregion.ca/envhealth