

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

**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:

#118-412 Huntsville Crescent NW  
Calgary, Alberta T2K 5E1

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

#118-412 Huntsville Crescent NW  
Calgary, Alberta T2K 5E1

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:

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- a. The bathroom floor is water damaged.
- b. The bathroom tub surround caulking and wall is mouldy and damaged.
- c. There is heavy mould staining on the ceiling that has been painted over and not remediated.
- d. The closet door in the hallway has a hole in it.
- e. The small bedroom ceiling has a water stain from previous leak.
- f. The bathroom door is broken and swinging from a hinge.
- g. The walls of the suite are damaged and stained with crayon, pen and paintball paint.
- h. The kitchen counter is in disrepair.
- i. The toilet seal is suspected of leaking. The caulking is poorly applied and peeling.
- j. The kitchen faucet is loose and leaking.
- k. The bathroom countertop is damaged.
- l. The small bedroom has a broken window.
- m. The living room window is cracked.
- n. The large bedroom window is missing an insect screen.
- o. The living room window has a torn screen.
- p. Due to age of building it is suspected that asbestos is present in the plaster joint compound of walls and ceilings and linoleum flooring.

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

- a. The bathroom floor is water damaged. This is a contravention of Section 1 and 5, in the Minimum Housing and Health Standards.
- b. The bathroom tub surround caulking and wall is damaged. This is in contravention of Section 5, in the Minimum Housing and Health Standards.
- c. There is heavy mould staining on the ceiling that has been painted over and not remediated. This is in contravention of Section 5, in the Minimum Housing and Health Standards.
- d. The closet door in the hallway has a hole in it. This is in contravention of Section 1, in the Minimum Housing and Health Standards.
- e. The small bedroom ceiling has a water stain from previous leak. This is in contravention of Section 1 and 5, in the Minimum Housing and Health Standards.
- f. The bathroom door is broken and swinging from a hinge. This is in contravention of Section 1, in the Minimum Housing and Health Standards.
- g. The walls of the suite are damaged and stained with crayon, pen and paintball paint. This is in contravention of Section 5, in the Minimum Housing and Health Standards.
- h. The kitchen counter is in disrepair. This is in contravention of Section 14(a)(iii), in the Minimum Housing and Health Standards.
- i. The toilet seal is suspected of leaking. The caulking is poorly applied and peeling. This is in contravention of Section 6, in the Minimum Housing and Health Standards.
- j. The kitchen faucet is loose and leaking. This is in contravention of Section 6, in the Minimum Housing and Health Standards.
- k. The bathroom countertop is damaged. This is in contravention of Section 1(c), in the Minimum Housing and Health Standards.

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- l. The small bedroom has a broken window. This is in contravention of Section 2(b)(i), in the Minimum Housing and Health Standards.
- m. The living room window is cracked. This is in contravention of Section 2(b)(i), in the Minimum Housing and Health Standards.
- n. The large bedroom window is missing an insect screen. This is in contravention of Section 2(b)(iii), in the Minimum Housing and Health Standards.
- o. The living room window has a torn screen. This is in contravention of Section 2(b)(iii), in the Minimum Housing and Health Standards.
- p. Due to age of building it is suspected that asbestos is present in the plaster joint compound of walls and ceilings and linoleum flooring. This is a contravention of Section 5(2), of the Alberta Housing Regulation.

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**.
- 2. That, if the above noted premises are to be reoccupied, the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
  - a. 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. Prepare for review by Alberta Health Services a detailed assessment report and scope of work plan, to be submitted prior to the initiation of work, including a hazardous materials audit and management plan.
  - b. Asbestos presence or absence must be assessed and determined to the satisfaction of the Executive Officer. Asbestos abatement must be conducted in accordance with all applicable Alberta provincial legislation.
  - c. Repair the bathroom flooring, ceiling, and bathtub surround caulking and wall so they are in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean. Replace all soiled, rotten and damaged sub-floors and ensure they are structurally sound. Ensure the walls and floors are smooth, non-absorbent to moisture and easy to clean.
  - d. Repair the walls and ceilings in suite so that they are in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean.
  - e. Replace small bedroom window pane and living room window to ensure it is weatherproof, by a storm sash, double glazed panes or other durable thermal barrier.
  - f. Kitchen and bathroom countertops must be replaced with new building materials and be in good repair and easily cleanable.
  - g. Ensure all operable windows and patio doors have tight fitting insect screens in good repair.
  - h. Repair or replace plumbing fixtures, faucets, toilet seals, and toilets as identified above.
  - i. Repair or replace all damaged interior doors and door frames.

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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 30<sup>th</sup> day of May, 2011. Verbal order was issued on May 10, 2011 during a conversation with Laurie Wilde, building manager.

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Heather A Langemann, CPHI(C)  
Executive Officer, Public Health Inspector  
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, 24<sup>th</sup> 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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**Airdrie**

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

**Banff**

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

**Calgary/Mountain View/Rocky View**

Alberta Health Services, *Southport*  
10101 Southport Rd SW  
Calgary, AB T2W 3N2  
Phone: 403-943-2288  
Fax: 403-943-8056

**Canmore**

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

**Claresholm**

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

**Didsbury**

Didsbury Health Unit  
PO Box 130  
1210 -20th Avenue  
Didsbury, AB T0M 0W0  
Phone: 403-335-7292  
Fax: 403-335-7610

**Okotoks**

Okotoks Public Health Centre  
11 Cimarron Commons  
Okotoks, AB T1S 2E9  
Phone: 403-995-2600  
Fax: 403-995-2639

**Strathmore**

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

[www.calgaryhealthregion.ca/envhealth](http://www.calgaryhealthregion.ca/envhealth)