

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:

#209-412 Huntsville Crescent NW
Calgary, Alberta T2K 5E1

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

#209-412 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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Re: Premises located in Calgary, Alberta and municipally described as **209-412 Huntsville Crescent NW.**

- a. The patio deck surface is splintering, peeling and rotten.
- b. The bathroom ventilation fan is not drawing sufficient air flow.
- c. The bathtub surround is damaged with large cracks that are permitting water infiltration.
- d. The wall beside and around the bathtub is water damaged.
- e. The bathroom flooring is not sealed around toilet and is water damaged.
- f. The bathroom shower faucet has a gap between the wall where water can enter.
- g. The patio door insect screen is torn.
- h. There are missing and damaged baseboards throughout the suite.
- i. Mice droppings observed in kitchen cupboards.
- j. 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 patio deck surface is splintering, peeling and rotten. This is in contravention of Section 1 and 3, in the Minimum Housing and Health Standards.
- b. The bathroom ventilation fan is not drawing sufficient air flow. This is in contravention of Section 7, in the Minimum Housing and Health Standards.
- c. The bathtub surround is damaged with large cracks that are permitting water infiltration. This is in contravention of Section 5, in the Minimum Housing and Health Standards.
- d. The wall beside and around the bathtub is water damaged. This is in contravention of Section 5, in the Minimum Housing and Health Standards.
- e. The bathroom flooring is not sealed around toilet and is water damaged. This is in contravention of Section 5, in the Minimum Housing and Health Standards.
- f. The bathroom shower faucet has a gap between the wall where water can enter. This is in contravention of Section 5, in the Minimum Housing and Health Standards.
- g. The patio door insect screen is torn. This is in contravention of Section 3, in the Minimum Housing and Health Standards.
- h. There are missing and damaged baseboards throughout the suite. This is in contravention of Section 5, in the Minimum Housing and Health Standards.
- i. Mice droppings observed in kitchen cupboards. This is in contravention of Section 16, in the Minimum Housing and Health Standards.
- j. 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.**

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Re: Premises located in Calgary, Alberta and municipally described as 209-412 Huntsville Crescent NW.

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 patio deck so it is; waterproof, weatherproof, and repaired as directed under the Alberta Building Code.
 - d. Remove the bathtub surround materials, toilet, and flooring. Inspect the sub-floor, joists and wallboard. Remove all wet, mouldy and water damaged materials as directed by the remediation contractor. **An inspection is required at this stage, prior to replacing any building materials.**
 - e. Replace all structural materials, bathroom finishes and fixtures ensuring they are installed as directed under the Alberta Building Code.
 - f. Replace bathroom ventilation fan.
 - g. Repair drywall in bathroom where it is water damaged.
 - h. Replace all missing and damaged baseboards in the
 - i. Hire professional Pest Control Company to eradicate the mice infestation. Seal the holes in the kitchen sink cabinet to prevent movement and harbourage.
 - j. Repair or replace the patio insect screen.
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 30th day of May, 2011. Verbal order was issued on May 10, 2011 during a conversation with Laurie Wilde, building manager.

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, 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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Re: Premises located in Calgary, Alberta and municipally described as **209-412 Huntsville Crescent NW.**

Airdrie

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

Banff

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

Calgary/Mountain View/Rocky View

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

Canmore

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

Claresholm

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

Didsbury

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

Okotoks

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

Strathmore

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

www.calgaryhealthregion.ca/envhealth

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