

ORDER OF AN EXECUTIVE OFFICER UNFIT FOR HUMAN HABITATION

To: Manousos Properties INC
(the “owner”)

And To: Dimitris Manousos
(the “owner”)

And To: Peter Manousos
(the “owner”)

And to: All **Occupant(s)** of the following Housing premises:

6420 Bowwood Drive NW
Calgary Alberta
T3B 2G6

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

6420 Bowwood Drive NW
Calgary Alberta
T3B 2G6

WHEREAS I, an **Executive Officer** of **Alberta Health Services**, have inspected the above premises pursuant to the provisions of the **Public Health Act, RSA 2000, c. P-37, as amended;**

AND WHEREAS such inspection disclosed that the following conditions exist in and about the above noted premises which are or may become injurious or dangerous to the public health or which might hinder the prevention or suppression of disease, namely:

- a. Sewage backup that has flooded the entire basement.
- b. Basement surfaces are soaked with sewage, including carpets and drywall.
- c. No smoke alarm installed on the main floor.
- d. Severe water leak from the roof into the living room and east bedroom.
- e. East living room wall is water damaged and in disrepair.
- f. Carpet throughout the living room and east bedroom are soaked with water.
- g. Ceiling in the living room caved in due to water damage.
- h. Ceiling in the east bedroom is water damaged.
- i. As a result of the above conditions there is a strong and pungent odour in the house.

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

- a. Sewage backup that has flooded the entire basement, contravening section 6 of the Minimum Housing and Health Standards.
- b. Basement surfaces are soaked with sewage, including carpets and drywall, contravening section 5 (2) of the Housing Regulation.
- c. No smoke alarm installed on the main floor, contravening section 12 of the Minimum Housing and Health Standards.
- d. Severe water leak from the roof into the living room and east bedroom, contravening section 1 (b) and (d) of the Minimum Housing and Health Standards.
- e. East living room wall is water damaged and in disrepair, contravening section 5 of the Minimum Housing and Health Standards.
- f. Carpet throughout the living room and east bedroom are soaked with water, contravening section 5 of the Minimum Housing and Health Standards.
- g. Ceiling in the living room caved in due to water damaged, contravening section 5 of the Minimum Housing and Health Standards.
- h. Ceiling in the east bedroom is water damage, contravening section 5 of the Minimum Housing and Health Standards.
- i. As a result of the above conditions there is a strong and pungent odour in the house. This is in contravention of the Nuisance and General Sanitation Regulation, specifically Section 2(1), and of 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**:

- a. That the owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Contact a certified plumber to immediately identify and correct all plumbing deficiencies that are causing the backup in the basement. Provide written documentation from the plumber confirming the work done.
 - b. Clean and disinfect all hard surfaces in the basement including linoleum and remove all absorbent building materials contaminated by sewage including drywall, insulation, carpet, underlay. Do not replace any of the removed building materials until a reinspection by an Executive Officer has been done and approval granted to proceed with repairs.
 - c. Install a smoke alarm that is operational at all times.
 - d. Identify and correct all sources of water leaking into the living room and east bedroom. Provide written documentation from a qualified roofing contractor detailing all repairs done.
 - e. Entire east living room wall that is water damaged must be removed along with all mouldy building material found inside before installing a new wall. Do not close this

opened-up area until it has been inspected by an Executive Officer and approval granted to proceed.

- f. All main floor carpet that is soaked with water must be removed, and any damaged to the subfloor repaired, before installing a new carpet on the floor. Do not replace the underlay or carpet until a reinspection has been conducted by an Executive Officer and approval granted to proceed.
- g. Water damaged and collapsing ceiling areas must be removed and replaced with a new ceiling. Ensure that all ceilings in the house are in good repair.

- b. That until such time as the work referred to above is completed to the satisfaction of an Executive Officer of Alberta Health Services; the above noted premises shall remain vacant and secure from unauthorized entry.

The above conditions were noted at the time of inspection and may not necessarily reflect all deficiencies. You are advised that further work may be required to ensure full compliance with the Public Health Act and regulations, or to prevent a public health nuisance.

DATED at Calgary, Alberta, the 7th day of September, 2011

Ayuk Eyong , 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 24th 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.

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.

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

Confirmation of an oral order issued to the owners Peter and Dimitris, on September 2nd, 2011.

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 2nd 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