

ORDER OF AN EXECUTIVE OFFICER CLOSED FOR TENANT ACCOMMODATION PURPOSES

To: Parcan Developments Inc.
"the Owner"

And To: SML Corporation
Sandra Kim
Ian Cutknife
Gaven Bull
"the Owners"

RE: Those housing premises located in Lake Louise, Alberta and municipally described as:
D4-200 Saddleback Road, Lake Louise AB

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 in any manner the prevention or suppression of disease, namely:

- a. Evidence of mice infestation in the kitchen. Rodent droppings were noted in corner of kitchen where refrigerator had previously been installed.
- b. Smoke alarm outside of upstairs bedrooms had been removed. No smoke alarm downstairs.
- c. Electrical outlet cover in dining room was broken.
- d. Electrical baseboards in living room and in upstairs bedroom were in disrepair and living room thermostat did not appear to be working properly.
- e. Water damage noted on ceiling beam in living room.
- f. Mould and water damage noted on washroom ceiling and on grout between tiles.
- g. Two holes in the wall by patio door entrance to unit.
- h. Inadequate weatherproofing around patio door entrance and living room windows.
- i. Carpet in living room stained, in disrepair, and lifting from nosing, creating tripping hazard.
- j. Large water stain on second floor landing ceiling; water stain is around electrical outlet/wires.
- k. Bathroom sink lifting from counter; no caulking/sealant around sink and some mould noted.
- l. Bedroom windows have mould on window casings/sills.
- m. Exposed drywall / missing trim around bedroom closet
- n. Exterior bedroom windows are missing insect screens.

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. Evidence of mice infestation in the kitchen. Rodent droppings were noted in corner of kitchen where refrigerator had previously been installed. This is in contravention of section V(16)(a) of the Minimum Housing and Health Standards which states that: The owner shall ensure that the housing premises are free of insect and rodent infestations.
- b. Smoke alarm outside of upstairs bedrooms had been removed. No smoke alarm downstairs. This is in contravention of section IV(12) of the Minimum Housing and Health Standards which states that: Smoke alarms within dwellings shall be installed between each sleeping area and the remainder of the suite and, where hallways serve the sleeping areas; the smoke alarms shall be installed within the hallway.
- c. Electrical outlet cover in dining room was broken. This is in contravention of section IV(11) of the Minimum Housing and Health Standards which states that: Every housing premises shall be supplied with electrical service. Outlets, switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition.
- d. Electrical baseboards in living room and in upstairs bedroom were in disrepair and living room thermostat did not appear to be working properly. This is in contravention of section 3(1)(b)(ii) of the Housing Regulation, 2001 which states that: Subject to subsection (3) and section 4, an owner shall ensure the occupants of the housing premises are supplied with adequate heating facilities that are capable of maintaining a habitable indoor temperature.
- e. Water damage noted on ceiling beam in living room. This is in contravention of section III(1)(c) of the Minimum Housing and Health Standards which states that: Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.
- f. Mould and water damage noted on washroom ceiling and on grout between tiles. This is in contravention of section III(1)(c) of the Minimum Housing and Health Standards which states that: Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.
- g. Two holes in the wall by patio door entrance to unit. This is in contravention of section III(5) of the Minimum Housing and Health Standards which states that: All walls, windows, ceilings, floors, and floor coverings shall be maintained in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean.
- h. Inadequate weatherproofing around patio door entrance and living room windows. This is in contravention of section 3(1)(a)(iv) of the Housing Regulation, 2001 which states that: Subject to subsection (3) and section 4, an owner shall ensure that the housing premises are maintained in a waterproof, windproof and weatherproof condition.
- i. Carpet in living room stained, in disrepair, and lifting from nosing, creating tripping hazard. This is in contravention of section III(5) of the Minimum Housing and Health Standards which states that: All walls, windows, ceilings, floors, and floor coverings shall be maintained in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean.
- j. Large water stain on second floor landing ceiling; water stain is around electrical outlet/wires. This is in contravention of section III(1)(c) of the Minimum Housing and Health Standards which states that: Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.
- k. Bathroom sink lifting from counter; no caulking/sealant around sink. This is in contravention of section IV(6)(c) of the Minimum Housing and Health Standards which states that: All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.

- l. Bedroom windows have mould on window casings/sills. This is in contravention of section III(5) of the Minimum Housing and Health Standards which states that: All walls, windows, ceilings, floors, and floor coverings shall be maintained in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean.
- m. Exposed drywall / missing trim around bedroom closet. This is in contravention of section III(5) of the Minimum Housing and Health Standards which states that: All walls, windows, ceilings, floors, and floor coverings shall be maintained in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean.
- n. Exterior bedroom windows are missing insect screens. This is in contravention of section III(2)(b)(iii) of the Minimum Housing and Health Standards which states that: During the portion of the year when there is a need for protection against flies and other flying insects, every window or other device intended for ventilation shall be supplied with effective screens.

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 as of July 12, 2021.
2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Hire a professional pest control company to eliminate the mouse infestation from the home. Provide documentation of the work completed to an Executive Officer of Alberta Health Services.
 - b. Ensure the smoke alarms are installed and operational at all times.
 - c. Replace electrical outlet plate in dining room; ensure all electrical plates and outlets are in good repair.
 - d. Repair baseboard electrical heaters and ensure heating system is in good repair and capable of maintaining adequate heat.
 - e. Remove any water damaged and/or mouldy building materials. Hire a qualified mould remediation specialist to assess water damage and ensure adequate remediation is complete of any water damaged/mouldy building materials. Provide documentation of the work completed to an Executive Officer of Alberta Health Services.
 - f. Repair holes in wall at patio entrance.
 - g. Provide adequate weatherproofing around windows and exterior entrances. Weather stripping and double-paned windows are required.
 - h. Ensure carpet is in good repair and affixed to floor so that it does not create a tripping hazard.
 - i. Repair bathroom sink and ensure caulking/sealant is provided to prevent leaks under the sink.
 - j. Remove any visible mould from window casings/sills.
 - k. Replace trim around bedroom closet.
 - l. Provide insect screens on all exterior windows.

3. 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 closed for tenant accommodation purposes.

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, July 12, 2021

Executive Officer
Alberta Health Services

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 by submitting a Notice of Appeal form within ten (10) days after receiving the order to:

Public Health Appeal Board
c/o Central Reception
Main Floor, ATB Place North Tower
10025 Jasper Avenue NW
Edmonton, Alberta, T5J 1S6
Phone: 780-222-5186
Fax: 780-422-0914
Email: HealthAppealBoard@gov.ab.ca
Website: <https://www.alberta.ca/public-health-appeal-board.aspx>

A Notice of Appeal form may be obtained by contacting Alberta Health Services at 780-342-0122 or by contacting the Public Health Appeal Board.

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 at

780-427-4518 or by visiting: <https://www.alberta.ca/health-standards-and-guidelines.aspx>

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www.albertahealthservices.ca/eph.asp