

ORDER OF AN EXECUTIVE OFFICER

To: Environmentally yours Inc.
“the owner”

And

Marga Betz
“the owner”

RE: Those housing premises located in Calgary, Alberta and municipally described as:
105 8th Avenue SW

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:

Unit 1B

- a. The paint on the entry corridor ceiling was peeling.
- b. The entry door frame was cracked in half and splintered around the old location for the deadbolt.
- c. There was no insect screen in the window of the unit.
- d. The window in the unit was single paned.

Unit 2

- e. There was a hole in the wall behind the radiator.
- f. There was a hole in the wall behind the toilet.
- g. There was no hotplate in the unit.
- h. The windows in the unit were single paned.

Unit 3

- i. The paint on the wall beside the kitchen cabinet was bubbling.
- j. There was no smoke alarm installed in the unit.
- k. The window in the unit was single paned.
- l. There was no insect screen in the window of the unit.

Unit 4

- m. There was no hotplate in the unit.
- n. There was no smoke alarm installed in the unit.
- o. There were mould spots on the ceiling of the bathroom.

- p. The windows in the unit were single paned.
- q. The windows in the unit did not have insect screens.
- r. There was a hole in the wall behind the toilet.

Unit 6

- s. There was a crack at the joint of the ceiling and the wall in the bathroom.
- t. There was no hotplate in the unit.
- u. There was no smoke alarm installed in the unit.
- v. The window in the unit was single paned.
- w. There was no insect screen in the window.

Unit 7

- x. The paint was bubbling on the ceiling and walls of main living area.
- y. There was a hole in wall of the bathroom.
- z. There was a large crack in the ceiling of the bathroom.
- aa. The windows in the unit were single paned.
- bb. The insect screen did not cover the entire openable area of the window in the unit.

Unit 8

- cc. The paint on the ceiling in the main living area was chipping and water stained.
- dd. There was no hotplate in the unit.
- ee. There was no smoke alarm installed in the unit.
- ff. The shower basin was rusting and chipping.
- gg. The window in the unit was single paned.
- hh. There was no insect screen in the window.

Unit 9

- ii. There was a hole in the wall of the bathroom.
- jj. The bathroom flooring in the unit was made of unfinished wood.
- kk. There was no smoke alarm installed in the unit.
- ll. The finish on the walls of the shower surround was bubbling.
- mm. The window in the unit was single paned.
- nn. The window in the unit was missing an insect screen.

Unit 10

- oo. The laminate floor in the unit was in disrepair.
- pp. There was a hole in the wall above the entryway door.
- qq. There were sections of walls and shelving in the bathroom that were made of unfinished wood.
- rr. There was a hole in the wall of the washroom that is covered by duct tape.
- ss. There was no hotplate in the unit.

Unit 11

- tt. There were holes in the walls above the shower.
- uu. There was no hotplate in the unit.
- vv. There was no smoke alarm installed in the unit.
- ww. The finish on the walls of the shower surround were bubbling and cracking.
- xx. There was no insect screen on the window.

Unit 12

- yy. There was no smoke alarm in the unit.
- zz. The paint on the ceiling was peeling throughout the unit.
- aaa. The bathroom shower surround and basin were rusted and in disrepair.
- bbb. There was no hotplate in the unit.
- ccc. There was mould spotting on the bathroom ceiling.

Unit 14

- ddd. The laminate floor throughout the unit was in disrepair.
- eee. There was no hotplate in the unit.

Unit 15

- fff. The smoke alarm in the unit was not operational.
- ggg. The right side kitchen window was missing an insect screen.

Unit 16

- hhh. There was exposed subfloor in the washroom.
- iii. There was no hotplate in the unit.
- jjj. The kitchen sink faucet was dripping in its full off position.
- kkk. There was no smoke alarm installed in the unit.

Unit 18

- lll. There were several damaged flooring tiles that expose the subfloor in the main living area.
- mmm. There was a hole in the back wall of the cabinet underneath the kitchen sink.
- nnn. The windows did not have insect screens.

Unit 20

- ooo. The flooring in the kitchen area was water damaged.
- ppp. The ceiling in the main living area was water damaged.
- qqq. There was water damage to the cupboard underneath the kitchen sink.
- rrr. The kitchen counter was delaminating in sections.
- sss. There was no smoke alarm installed in the unit.

Common

- ttt. There were ceiling tiles missing from the area over the entryway stairs.
- uuu. The floor covering was missing from the area next to the office.
- vvv. There were sections of wall that were missing around the Unit 17 door.
- www. The laminate flooring in the common bathroom near Unit 1B was missing in sections, peeling up and not sealed at the joint with the wall.
- xxx. The faucet was leaking in the common bathroom nearest Unit 20.
- yyy. The seal at the edge of the sink and the wall in the common bathroom nearest Unit 20 has deteriorated.
- zzz. Water staining to the ceilings and walls in the building makes water infiltration from the roof likely.
- aaaa. The age of this property makes the presence of asbestos within building materials likely.

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:

Unit 1B

- a. The paint on the entry corridor ceiling was peeling. This is a 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.
- b. The entry door frame was cracked in half and splintered around the old location for the deadbolt. This is a 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.
- c. There was no insect screen in the window of the unit. This is a 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.
- d. The window in the unit was single paned. This is a contravention of section III(2)(b)(ii) of the Minimum Housing and Health Standards which states that: In housing premises intended for use during the winter months, windows in habitable rooms shall protect against cold weather through the provision of a storm sash, double glazing, or other durable thermal/air resistant barrier as may be approved by the Executive Officer.

Unit 2

- e. There was a hole in the wall behind the radiator. This is a 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.
- f. There was a hole in the wall behind the toilet. This is a contravention of section III(5)(a) of the Minimum Housing and Health Standards which states that: Rooms containing a

flush toilet and/or a bathtub or shower shall have walls and floors that are smooth, non-absorbent to moisture and easy to clean. All walls shall form a watertight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower.

- g. There was no hotplate in the unit. This is a contravention of section IV(14)(a)(iv) of the Minimum Housing and Health Standards which states that: Every housing premises shall be provided with a food preparation area, which includes: a stove and a refrigerator that are maintained in a safe and proper operating condition. The refrigerator shall be capable of maintaining a temperature of 4 degrees C.
- h. The windows in the unit were single paned. This is a 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.

Unit 3

- i. The paint on the wall beside the kitchen cabinet was bubbling. This is a contravention of section III(5)(b) of the Minimum Housing and Health Standards which states that: Rooms and sections of rooms that are used for food preparation and cooking shall have walls and floors constructed of materials which do not provide harbourage to dirt, grease, vermin and bacteria and that are easily kept clean.
- j. There was no smoke alarm installed in the unit. This is a 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.
- k. The window in the unit was single paned. This is a contravention of section III(2)(b)(ii) of the Minimum Housing and Health Standards which states that: In housing premises intended for use during the winter months, windows in habitable rooms shall protect against cold weather through the provision of a storm sash, double glazing, or other durable thermal/air resistant barrier as may be approved by the Executive Officer.
- l. There was no insect screen in the window of the unit. This is a 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.

Unit 4

- m. There was no hotplate in the unit. This is a contravention of section IV(14)(a)(iv) of the Minimum Housing and Health Standards which states that: Every housing premises shall be provided with a food preparation area, which includes: a stove and a refrigerator that are maintained in a safe and proper operating condition. The refrigerator shall be capable of maintaining a temperature of 4 degrees C.
- n. There was no smoke alarm installed in the unit. This is a 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.
- o. There were mould spots on the ceiling of the bathroom. This is a contravention of section 5(2) of the Housing Regulation, 2001 which states that: No person shall cause or permit any condition in housing premises that is or may become injurious or dangerous to the public health, including any condition that may hinder in any way the prevention or suppression of disease.
 - p. The windows in the unit were single paned. This is a contravention of section III(2)(b)(ii) of the Minimum Housing and Health Standards which states that: In housing premises intended for use during the winter months, windows in habitable rooms shall protect against cold weather through the provision of a storm sash, double glazing, or other durable thermal/air resistant barrier as may be approved by the Executive Officer.
 - q. The windows in the unit did not have insect screens. This is a 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.
 - r. There was a hole in the wall behind the toilet. This is a contravention of section III(5)(a) of the Minimum Housing and Health Standards which states that: Rooms containing a flush toilet and/or a bathtub or shower shall have walls and floors that are smooth, non-absorbent to moisture and easy to clean. All walls shall form a watertight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower.

Unit 6

- s. There was a crack at the joint of the ceiling and the wall in the bathroom. This is a 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.
- t. There was no hotplate in the unit. This is a contravention of section IV(14)(a)(iv) of the Minimum Housing and Health Standards which states that: Every housing premises shall be provided with a food preparation area, which includes: a stove and a refrigerator that are maintained in a safe and proper operating condition. The refrigerator shall be capable of maintaining a temperature of 4 degrees C.
- u. There was no smoke alarm installed in the unit. This is a 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.
- v. The window in the unit was single paned. This is a contravention of section III(2)(b)(ii) of the Minimum Housing and Health Standards which states that: In housing premises intended for use during the winter months, windows in habitable rooms shall protect against cold weather through the provision of a storm sash, double glazing, or other durable thermal/air resistant barrier as may be approved by the Executive Officer.
- w. There was no insect screen in the window. This is a 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.

Unit 7

- x. The paint was bubbling on the ceiling and walls of main living area. This is a 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.
- y. There was a hole in wall of the bathroom. This is a contravention of section III(5)(a) of the Minimum Housing and Health Standards which states that: Rooms containing a flush toilet and/or a bathtub or shower shall have walls and floors that are smooth, non-absorbent to moisture and easy to clean. All walls shall form a watertight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower.
- z. There was a large crack in the ceiling of the bathroom. This is a contravention of section III(5)(a) of the Minimum Housing and Health Standards which states that: Rooms containing a flush toilet and/or a bathtub or shower shall have walls and floors that are smooth, non-absorbent to moisture and easy to clean. All walls shall form a watertight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower.
- aa. The windows in the unit were single paned. This is a contravention of section III(2)(b)(ii) of the Minimum Housing and Health Standards which states that: In housing premises intended for use during the winter months, windows in habitable rooms shall protect against cold weather through the provision of a storm sash, double glazing, or other durable thermal/air resistant barrier as may be approved by the Executive Officer.
- bb. The insect screen did not cover the entire openable area of the window in the unit. This is a 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.

Unit 8

- cc. The paint on the ceiling in the main living area was chipping and water stained. This is a 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.
- dd. There was no hotplate in the unit. This is a contravention of section IV(14)(a)(iv) of the Minimum Housing and Health Standards which states that: Every housing premises shall be provided with a food preparation area, which includes: a stove and a refrigerator that are maintained in a safe and proper operating condition. The refrigerator shall be capable of maintaining a temperature of 4 degrees C.
- ee. There was no smoke alarm installed in the unit. This is a 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.
- ff. The shower basin was rusting and chipping. This is a contravention of section III(5)(a) of the Minimum Housing and Health Standards which states that: Rooms containing a flush toilet and/or a bathtub or shower shall have walls and floors that are smooth, non-

- absorbent to moisture and easy to clean. All walls shall form a watertight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower.
- gg. The window in the unit was single paned. This is a contravention of section III(2)(b)(ii) of the Minimum Housing and Health Standards which states that: In housing premises intended for use during the winter months, windows in habitable rooms shall protect against cold weather through the provision of a storm sash, double glazing, or other durable thermal/air resistant barrier as may be approved by the Executive Officer.
- hh. There was no insect screen in the window. This is a 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.

Unit 9

- ii. There was a hole in the wall of the bathroom. This is a contravention of section III(5)(a) of the Minimum Housing and Health Standards which states that: Rooms containing a flush toilet and/or a bathtub or shower shall have walls and floors that are smooth, non-absorbent to moisture and easy to clean. All walls shall form a watertight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower.
- jj. The bathroom flooring in the unit was made of unfinished wood. This is a contravention of section III(5)(a) of the Minimum Housing and Health Standards which states that: Rooms containing a flush toilet and/or a bathtub or shower shall have walls and floors that are smooth, non-absorbent to moisture and easy to clean. All walls shall form a watertight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower.
- kk. There was no smoke alarm installed in the unit. This is a 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.
- ll. The finish on the walls of the shower surround was bubbling. This is a contravention of section III(5)(a) of the Minimum Housing and Health Standards which states that: Rooms containing a flush toilet and/or a bathtub or shower shall have walls and floors that are smooth, non-absorbent to moisture and easy to clean. All walls shall form a watertight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower.
- mm. The window in the unit was single paned. This is a contravention of section III(2)(b)(ii) of the Minimum Housing and Health Standards which states that: In housing premises intended for use during the winter months, windows in habitable rooms shall protect against cold weather through the provision of a storm sash, double glazing, or other durable thermal/air resistant barrier as may be approved by the Executive Officer.
- nn. The window in the unit was missing an insect screen. This is a 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.

Unit 10

- oo. The laminate floor in the unit was in disrepair. This is a 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.
- pp. There was a hole in the wall above the entryway door. This is a 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.
- qq. There were sections of walls and shelving in the bathroom that were made of unfinished wood. This is a contravention of section III(5)(a) of the Minimum Housing and Health Standards which states that: Rooms containing a flush toilet and/or a bathtub or shower shall have walls and floors that are smooth, non-absorbent to moisture and easy to clean. All walls shall form a watertight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower.
- rr. There was a hole in the wall of the washroom that is covered by duct tape. This is a contravention of section III(5)(a) of the Minimum Housing and Health Standards which states that: Rooms containing a flush toilet and/or a bathtub or shower shall have walls and floors that are smooth, non-absorbent to moisture and easy to clean. All walls shall form a watertight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower.
- ss. There was no hotplate in the unit. This is a contravention of section IV(14)(a)(iv) of the Minimum Housing and Health Standards which states that: Every housing premises shall be provided with a food preparation area, which includes: a stove and a refrigerator that are maintained in a safe and proper operating condition. The refrigerator shall be capable of maintaining a temperature of 4 degrees C.

Unit 11

- tt. There were holes in the walls above the shower. This is a contravention of section III(5)(a) of the Minimum Housing and Health Standards which states that: Rooms containing a flush toilet and/or a bathtub or shower shall have walls and floors that are smooth, non-absorbent to moisture and easy to clean. All walls shall form a watertight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower.
- uu. There was no hotplate in the unit. This is a contravention of section IV(14)(a)(iv) of the Minimum Housing and Health Standards which states that: Every housing premises shall be provided with a food preparation area, which includes: a stove and a refrigerator that are maintained in a safe and proper operating condition. The refrigerator shall be capable of maintaining a temperature of 4 degrees C.
- vv. There was no smoke alarm installed in the unit. This is a 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.
- ww. The finish on the walls of the shower surround were bubbling and cracking. This is a contravention of section III(5)(a) of the Minimum Housing and Health Standards which states that: Rooms containing a flush toilet and/or a bathtub or shower shall have walls and floors that are smooth, non-absorbent to moisture and easy to clean. All walls shall form a watertight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower.

- xx. There was no insect screen on the window. This is a 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.

Unit 12

- yy. There was no smoke alarm in the unit. This is a 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.
- zz. The paint on the ceiling was peeling throughout the unit. This is a 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.
- aaa. The bathroom shower surround and basin were rusted and in disrepair. This is a contravention of section III(5)(a) of the Minimum Housing and Health Standards which states that: Rooms containing a flush toilet and/or a bathtub or shower shall have walls and floors that are smooth, non-absorbent to moisture and easy to clean. All walls shall form a watertight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower.
- bbb. There was no hotplate in the unit. This is a contravention of section IV(14)(a)(iv) of the Minimum Housing and Health Standards which states that: Every housing premises shall be provided with a food preparation area, which includes: a stove and a refrigerator that are maintained in a safe and proper operating condition. The refrigerator shall be capable of maintaining a temperature of 4 degrees C.
- ccc. There was mould spotting on the bathroom ceiling. This is a contravention of section 5(2) of the Housing Regulation, 2001 which states that: No person shall cause or permit any condition in housing premises that is or may become injurious or dangerous to the public health, including any condition that may hinder in any way the prevention or suppression of disease.

Unit 14

- ddd. The laminate floor throughout the unit was in disrepair. This is a 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.
- eee. There was no hotplate in the unit. This is a contravention of section IV(14)(a)(iv) of the Minimum Housing and Health Standards which states that: Every housing premises shall be provided with a food preparation area, which includes: a stove and a refrigerator that are maintained in a safe and proper operating condition. The refrigerator shall be capable of maintaining a temperature of 4 degrees C.

Unit 15

- fff. The smoke alarm in the unit was not operational. This is a 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.
- ggg. The right side kitchen window was missing an insect screen. This is a 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.

Unit 16

- hhh. There was exposed subfloor in the washroom. This is a contravention of section III(5)(a) of the Minimum Housing and Health Standards which states that: Rooms containing a flush toilet and/or a bathtub or shower shall have walls and floors that are smooth, non-absorbent to moisture and easy to clean. All walls shall form a watertight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower.
- iii. There was no hotplate in the unit. This is a contravention of section IV(14)(a)(iv) of the Minimum Housing and Health Standards which states that: Every housing premises shall be provided with a food preparation area, which includes: a stove and a refrigerator that are maintained in a safe and proper operating condition. The refrigerator shall be capable of maintaining a temperature of 4 degrees C.
- jjj. The kitchen sink faucet was dripping in its full off position. This is a 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.
- kkk. There was no smoke alarm installed in the unit. This is a 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.

Unit 18

- lll. There were several damaged flooring tiles that expose the subfloor in the main living area. This is a 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.
- mmm. There was a hole in the back wall of the cabinet underneath the kitchen sink. This is a contravention of section III(5)(b) of the Minimum Housing and Health Standards which states that: Rooms and sections of rooms that are used for food preparation and cooking shall have walls and floors constructed of materials which do not provide harbourage to dirt, grease, vermin and bacteria and that are easily kept clean.
- nnn. The windows did not have insect screens. This is a 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.

Unit 20

- ooo. The flooring in the kitchen area was water damaged. This is a contravention of section III(5)(b) of the Minimum Housing and Health Standards which states that: Rooms and sections of rooms that are used for food preparation and cooking shall have walls and floors constructed of materials which do not provide harbourage to dirt, grease, vermin and bacteria and that are easily kept clean.
- ppp. The ceiling in the main living area was water damaged. This is a 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.
- qqq. There was water damage to the cupboard underneath the kitchen sink. This is a 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.
- rrr. The kitchen counter was delaminating in sections. This is a contravention of section IV(14)(a)(iii) of the Minimum Housing and Health Standards which states that: Every housing premises shall be provided with a food preparation area, which includes: a counter or table used for food preparation which shall be of sound construction and furnished with surfaces that are easily cleaned
- sss. There was no smoke alarm installed in the unit. This is a 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.

Common

- ttt. There were ceiling tiles missing from the area over the entryway stairs. This is a 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.
- uuu. The floor covering was missing from the area next to the office. This is a 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.
- vvv. There are sections of wall that were missing around the Unit 17 door. This is a 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.
- www. The laminate flooring in the common bathroom near Unit 1B was missing in sections, peeling up and not sealed at the joint with the wall. This is a contravention of section

III(5)(a) of the Minimum Housing and Health Standards which states that: Rooms containing a flush toilet and/or a bathtub or shower shall have walls and floors that are smooth, non-absorbent to moisture and easy to clean. All walls shall form a watertight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower.

- xxx. The faucet was leaking in the common bathroom nearest Unit 20. This is a 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.
- yyy. The seal at the edge of the sink and the wall in the common bathroom nearest Unit 20 has deteriorated. This is a contravention of section III(5)(a) of the Minimum Housing and Health Standards which states that: Rooms containing a flush toilet and/or a bathtub or shower shall have walls and floors that are smooth, non-absorbent to moisture and easy to clean. All walls shall form a watertight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower.
- zzz. Water staining to the ceilings and walls in the building makes water infiltration from the roof likely. This a contravention of section III of the Minimum Housing and Health Standards which states that: The owner shall ensure that the housing premises is structurally sound, in a safe condition, in good repair, and maintained in a waterproof, windproof and weatherproof condition.
- aaaa. The age of this property makes the presence of asbestos within building materials likely. This is a contravention of section 5(2) of the Housing Regulation, 2001 which states that: No person shall cause or permit any condition in housing premises that is or may become injurious or dangerous to the public health, including any condition that may hinder in any way the prevention or suppression of disease.

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

1. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:

Unit 1B

- a. Refinish the entryway corridor ceiling so that it is in good repair, free of cracks, holes, loose or lifting coverings and is in a condition that renders it easy to clean.
- b. Repair or replace door frame.
- c. Install an insect screen on the window.
- d. Replace or modify the window so that it has a storm sash, double glazing or another durable thermal/air resistant barrier.

Unit 2

- e. Repair and refinish the wall behind the radiator so that it is in good repair, free of cracks, holes, loose or lifting coverings and is in a condition that renders it easy to clean.
- f. Repair and refinish the hole in the wall behind the toilet so that the wall has a surface which is smooth, non-absorbent to moisture and easy to clean.

- g. Ensure the unit is supplied with a hotplate.
- h. Replace or modify the window so that it has a storm sash, double glazing or another durable thermal/air resistant barrier.

Unit 3

- i. Refinish the wall beside the kitchen cabinet so it is in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean.
- j. Install a smoke alarm in the unit.
- k. Replace or modify the window so that it has a storm sash, double glazing or another durable thermal/air resistant barrier.
- l. Install an insect screen on the window.

Unit 4

- m. Ensure the unit is supplied with a hotplate.
- n. Install an operational smoke alarm in the unit.
- o. Remove the mould spotting by washing it off with soap and water. If the mould spotting cannot be washed off, please remove all mouldy building materials, replace with new materials and refinish.
- p. Replace or modify the window so that it has a storm sash, double glazing or another durable thermal/air resistant barrier.
- q. Install insect screens on the windows.
- r. Repair and refinish the hole in the wall behind the toilet so that the wall is smooth, non-absorbent to moisture and easy to clean.

Unit 6

- s. Repair and refinish ceiling in bathroom so that it is smooth, non-absorbent to moisture and easy to clean.
- t. Ensure the unit is supplied with a hotplate.
- u. Install an operational smoke alarm in the unit.
- v. Replace or modify the window so that it has a storm sash, double glazing or another durable thermal/air resistant barrier.
- w. Install an insect screen on the window.

Unit 7

- x. Refinish the ceiling and walls in the main living area so that they are in good repair, free of cracks, holes, loose or lifting coverings and are in a condition which renders them easy to clean.
- y. Ensure the unit is supplied with a hotplate.
- z. Install an operational smoke alarm in the unit.
- aa. Replace or modify the window so that it has a storm sash, double glazing or another durable thermal/air resistant barrier.
- bb. Install an insect screen on the window.

Unit 8

- cc. Refinish the ceiling in the main living area so that it is in good repair, free of cracks, holes, loose or lifting coverings and is in a condition that renders it easy to clean.
- dd. Ensure the unit is supplied with a hotplate.
- ee. Install an operational smoke alarm in the unit.
- ff. Repair and refinish the shower basin so that it has surface which is smooth, non-absorbent to moisture and easy to clean.
- gg. Replace or modify the window so that it has a storm sash, double glazing or another durable thermal/air resistant barrier.
- hh. Install an insect screen on the window.

Unit 9

- ii. Repair and refinish the hole in the wall of the bathroom so that the wall is smooth, non-absorbent to moisture and easy to clean.
- jj. Repair or replace bathroom flooring so that it is smooth, non-absorbent to moisture and easy to clean.
- kk. Install an operational smoke alarm in the unit.
- ll. Repair or replace the shower surround so that it has a surface which is smooth, non-absorbent to moisture and easy to clean.
- mm. Replace or modify the window so that it has a storm sash, double glazing or another durable thermal/air resistant barrier.
- nn. Install an insect screen on the window.

Unit 10

- oo. Repair or replace flooring so that it is free of cracks, holes, loose or lifting coverings and is in a condition that renders it easy to clean.
- pp. Repair and refinish hole in wall so that the wall is free of cracks, holes, loose or lifting coverings and is in a condition that renders it easy to clean.
- qq. Finish the noted sections of bathroom walls and shelving so that they are smooth, non-absorbent to moisture and easy to clean.
- rr. Repair or refinish the hole in bathroom wall so that the wall is smooth, non-absorbent to moisture and easy to clean
- ss. Ensure the unit is supplied with a hotplate.

Unit 11

- tt. Repair and refinish the hole in the wall so that the wall is smooth, non-absorbent to moisture and easy to clean.
- uu. Ensure the unit is supplied with a hotplate.
- vv. Install an operational smoke alarm in the unit.
- ww. Repair or replace the shower surround so that it is smooth, non-absorbent to moisture and easy to clean.
- xx. Install an insect screen on the window.

Unit 12

- yy. Install an operational smoke alarm in the unit.
- zz. Refinish the ceiling so that it is free of cracks, holes, loose or lifting coverings and is in a condition that renders it easy to clean.

- aaa. Repair or replace the shower surround so that it is smooth, non-absorbent to moisture and easy to clean.
- bbb. Ensure the unit is supplied with a hotplate.
- ccc. Remove the mould spotting by washing it off with soap and water. If the mould spotting cannot be washed off, please remove all mouldy building materials, replace with new materials and refinish.

Unit 14

- ddd. Repair or replace the flooring so that it is free of cracks, holes, loose or lifting coverings and is in a condition that renders it easy to clean.
- eee. Ensure the unit is supplied with a hotplate.

Unit 15

- fff. Install an operational smoke alarm in the unit.
- ggg. Install an insect screen on the window.

Unit 16

- hhh. Repair or replace bathroom flooring so that it is smooth, non-absorbent to moisture and easy to clean.
- iii. Ensure the unit is supplied with a hotplate.
- jjj. Repair the kitchen sink faucet.
- kkk. Install an operational smoke alarm in the unit.

Unit 18

- lll. Repair or replace the flooring so that it is free of cracks, holes, loose or lifting coverings and is in a condition that renders it easy to clean.
- mmm. Repair the hole so that it is constructed of materials which do not provide harbourage to dirt, grease, vermin and bacteria and that are easily kept clean.
- nnn. Install insect screens on the windows.

Unit 20

- ooo. Repair or replace the kitchen area flooring so that it is constructed of materials which do not provide harbourage to dirt, grease, vermin and bacteria and that are easily kept clean.
- ppp. Remove all water damaged materials, replace with new materials and refinish.
- qqq. Remove all water damaged materials, replace with new materials and refinish so that cupboard is constructed of materials which do not provide harbourage to dirt, grease, vermin and bacteria and that are easily kept clean.
- rrr. Repair or replace the counter so that it is of sound construction and is furnished with surfaces that are easily cleaned.
- sss. Install an operational smoke alarm in the unit.

Common

- ttt. Repair and refinish the ceiling over the entryway stairs so that it is free of cracks, holes, loose or lifting coverings and is in a condition that renders it easy to clean.
- uuu. Replace and refinish the floor covering that is missing near unit 20 so that it is free of cracks, holes, loose or lifting coverings and is in a condition that renders it easy to clean.
- vvv. Repair and refinish wall around the Unit 17 door so that it is free of cracks, holes, loose or lifting coverings and is in a condition that renders it easy to clean.
- www. Repair or replace flooring in the common bathroom near Unit 1B so that it is smooth, non-absorbent to moisture and easy to clean
- xxx. Repair the noted faucet.
- yyy. Reseal the noted joint.
- zzz. Please provide documentation of any prior asbestos assessments to an Executive Officer of Alberta Health Services. If an asbestos assessment has not been conducted, contract the services of an Environmental Consultant to assess any existing building materials which will be renovated and which could contain asbestos. Provide documentation from the Environmental Consultant to an Executive Officer of Alberta Health Services.
- aaaa. In any areas where repairs are taking place and asbestos containing materials are found, asbestos abatement must be conducted in accordance with the current Alberta Asbestos Abatement Manual and by a contractor with qualifications for asbestos identification and abatement.
- bbbb. Contract the services of a roofing professional to assess the roof of the building for damage and water infiltration. Provide documentation of the assessment to an Executive Officer of Alberta Health Services.
- cccc. If necessary, repair the roof as per the assessment by the roofing professional. Provide documentation to an Executive Officer of Alberta Health Services that indicates repairs were done as per the roof assessment.

2. The work referred to in sections g, j m, n, t, u, y, z, dd, ee, kk, ss, uu, vv, yy, bbb, eee, fff, iii, kkk, sss of paragraph 1 must be completed by April 18, 2017.
3. The work referred to in sections jjj and xxx of paragraph 1 must be completed by April 25, 2017.
4. The work referred to in sections c, l, w, bb, hh, nn, xx, ggg, nnn, of paragraph 1 must be completed by May 1, 2017.
5. The work referred to in sections o, ccc, zzz, bbbb of paragraph must be completed by May 11, 2017.
6. The work referred to in sections a, b, e, f, r, s, v, ff, ii, jj, ll, oo, pp, qq, rr, tt, ww, zz, aaa, ddd, hhh, lll, mmm, ooo, ppp, qqq, rrr, ttt, uuu, vvv, www, aaaa, cccc of paragraph 1 must be completed by July 11, 2017.
7. The work referred to in sections d, h, k, p, v, aa, gg, mm of paragraph 1 must be completed by October 1, 2017.

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, April 11, 2017

Confirmation of a verbal order issued to Marga Betz on March 31, 2017

Jim Moore CPHI(C)
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, Telus Plaza North Tower
10025 Jasper Avenue NW
Edmonton, Alberta, T5J 1S6
Phone: 780-222-5186
Fax: 780-422-0914
Email: HealthAppealBoard@gov.ab.ca
Website: <http://www.health.alberta.ca/about/PHAB.html>

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: www.health.alberta.ca/about/health-legislation.html