

## ORDER OF AN EXECUTIVE OFFICER

**To:** JanI Developments Ltd.  
"the Owner"

**RE:** Those housing premises located in Calgary, Alberta and municipally described as:  
639 69 Avenue SW – Unit A

**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. The entire unit was in a very unsanitary state. Food, garbage and an excess of personal belongings were cluttering the unit. Floors, appliances, fixtures and other surfaces were caked in grease, dirt, human waste and food debris.
- b. The rear basement bedroom window opening measured approximately 16 inches by 23 inches, which does not meet emergency egress requirements listed in the Minimum Housing and Health Standards.
- c. The main floor smoke alarm was not operational.
- d. The upper bathroom bathtub drain was rusted out.
- e. The pane on the utility room window was broken.

**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. The entire unit was in a very unsanitary state. Food, garbage and an excess of personal belongings were cluttering the unit. Floors, appliances, fixtures and other surfaces were caked in grease, dirt, human waste and food debris. This is in 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.
- b. The rear basement bedroom window opening measured approximately 16 inches by 23 inches, which does not meet emergency egress requirements listed in the Minimum Housing and Health Standards. This is in contravention of section III(3)(b)(ii) of the Minimum Housing and Health Standards which states that: Windows referred to section III(3)(b)(i) shall provide unobstructed openings with areas not less than 0.35 m<sup>2</sup> (3.8ft<sup>2</sup>), with no dimension less than 380 mm (15").
- c. The main floor smoke alarm was not operational. This is in contravention of section IV(12)(a) of the Minimum Housing and Health Standards which states that: Smoke alarms shall be operational and in good repair at all times.
- d. The upper bathroom bathtub drain was rusted out. This is in contravention of section IV(7) of the Minimum Housing and Health Standards which states that: Except where exempt by

regulation, every housing premises shall be provided with plumbing fixtures of an approved type consisting of at least a flush toilet, a wash basin, and a bathtub or shower.

- e. The pane on the utility room window was broken. This is in contravention of section III(2)(b)(i) of the Minimum Housing and Health Standards which states that: All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof.

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:
  - a. Remove and dispose of all garbage from the unit. Clean and disinfect all hard surfaces, paying particular attention to the kitchen and bathroom.
  - b. Install a basement bedroom window that meets emergency egress requirements listed in the Minimum Housing and Health Standards.
  - c. Repair or replace the main floor smoke alarm so that it is operational.
  - d. Resurface the bathtub to eliminate rust.
  - e. Replace the broken pane over the utility room window.
2. The work referred to in paragraph 1 shall be completed by March 15, 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, February 1, 2017

George Johnson, 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](mailto: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](http://www.qp.gov.ab.ca).

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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](http://www.health.alberta.ca/about/health-legislation.html)