

ORDER OF AN EXECUTIVE OFFICER CLOSED FOR TENANT ACCOMMODATION PURPOSES ORDER TO VACATE

To: **Rajvinder Chowhan
(the “Owner”)**

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

RE: Those housing premises located in Rocky View County, Alberta and municipally described as:
Rental Extension of 292166 Township Road 264

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. There are uncovered switch plates and electrical outlets throughout the premise.
- b. The light fixture in one bedroom is not secure.
- c. Walls and ceilings of the bedrooms are partly unfinished wood.
- d. There are holes in the walls of the bedrooms.
- e. There is damage to walls and doorways throughout the premise.
- f. There are holes and lifting edges of flooring throughout the premise.
- g. The flooring around the crawl space door in the kitchen is deteriorated.
- h. There are missing and loose tiles in the bathroom.
- i. The bathroom floor is showing signs of moisture underneath the linoleum.
- j. Refrigerator temperature measured around 14 degrees Celsius.
- k. There is no stove on the premise.
- l. Sewage is being pumped out of the tank directly onto the ground
- m. Sewage tank is covered by an unsecured piece of wood.
- n. There are no smoke alarms in the premise.
- o. There is no fan or openable window for ventilation in the bathroom.
- p. The exterior finish is missing on the majority of the premise; the outside walls are composed of unfinished wood.
- q. Screens are damaged or missing on windows throughout the premise.

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. There are uncovered switch plates and electrical outlets throughout the premise. This is in contravention of Section 11, in the Minimum Housing and Health Standards.

- b. The light fixture in one bedroom is not secure. This is in contravention of Section 11, in the Minimum Housing and Health Standards.
- c. Walls and ceilings of the bedrooms are partly unfinished wood. This is in contravention of Section 5, in the Minimum Housing and Health Standards.
- d. There are holes in the walls of the bedrooms. This is in contravention of Section 5, in the Minimum Housing and Health Standards.
- e. There is damage to walls and doorways throughout the premise. This is in contravention of Section 5, in the Minimum Housing and Health Standards.
- f. There are holes and lifting edges of flooring throughout the premise. This is in contravention of Section 5, in the Minimum Housing and Health Standards.
- g. The flooring around the crawl space door in the kitchen is deteriorated. This is in contravention of Section 5, in the Minimum Housing and Health Standards.
- h. There are missing and loose tiles in the bathroom. This is in contravention of Section 5(a), in the Minimum Housing and Health Standards.
- i. The bathroom floor is showing signs of moisture underneath the linoleum. This is in contravention of Section 5(a), in the Minimum Housing and Health Standards.
- j. Refrigerator temperature measured around 14 degrees Celsius. This is in contravention of Section 14(iv), in the Minimum Housing and Health Standards.
- k. There is no stove on the premise. This is in contravention of Section 14(iv), in the Minimum Housing and Health Standards.
- l. Sewage is being pumped out of the tank directly onto the ground. This is in contravention of Section 6(a), in the Minimum Housing and Health Standards.
- m. Sewage tank is covered by an unsecured piece of wood. This is in contravention of Section 2 (1), in the Nuisance and General Sanitation Regulation.
- n. There are no smoke alarms in the premise. This is in contravention of Section 12, in the Minimum Housing and Health Standards.
- o. There is no fan or openable window for ventilation in the bathroom. This is in contravention of Section 7(c), in the Minimum Housing and Health Standards.
- p. The exterior finish is missing on the majority of the premise; the outside walls are composed of unfinished wood. This is in contravention of Section 2(a), in the Minimum Housing and Health Standards.
- q. Screens are damaged or missing on windows throughout the premise. This is in contravention of Section 2(b)(iii), in the Minimum Housing and Health Standards.

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 occupants vacate the above noted premises on or before July 05, 2012.
2. That the owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Ensure all electrical outlets, switches and fixtures are installed and in good working order.
 - b. Ensure all walls, ceilings, floors and floor coverings are in good repair and properly finished.
 - c. Ensure an operable refrigerator and stove are provided.
 - d. Ensure the sewage is being disposed of appropriately, and that the tank is properly secured.
 - e. Install operating smoke alarms.
 - f. Provide for either mechanical or natural ventilation in the bathroom.
 - g. Ensure the exterior walls of the premise are weatherproof.
 - h. Ensure screens are provided for all openable windows during the months when there is a need for protection from flying insects.
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 Airdrie, Alberta, July 05, 2012.

Carol Brittain, BSc., 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 Owner at 2:15pm, July 05, 2012.

Confirmation of an oral order issued to Tenant at 2:30pm, July 05, 2012.

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
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www.albertahealthservices.ca/eph.asp