

IN THE MATTER OF THE PUBLIC HEALTH ACT – ALBERTA
ORDER OF AN EXECUTIVE OFFICER

To: Harpreet Sandhu
213 Santana Mews NW
Calgary, Alberta T3K 3N8
(the “**Owner**”)

And To: All Occupants of those premises located in Calgary, Alberta and municipally described as:

6304 Travois Crescent NW- Unit B
Calgary, Alberta

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

6304 Travois Crescent NW-Unit B
Calgary, Alberta

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 the prevention or suppression of disease, namely:

- a. Water is continuously infiltrating the unit and is accumulating in the living room and northeast bedroom.
- b. Carpeting in the living room and northeast bedroom is saturated with water and in severe disrepair.
- c. Walls and baseboards in the living room and northeast bedroom have been exposed to water and are in disrepair.
- d. The linoleum in the front entrance is damaged and pulling away from the floor.
- e. The middle of the east wall in the northeast bedroom is in disrepair.
- f. There is an abundance of mould growth on the ceiling of the washroom.
- g. The caulking behind and around the sink in the washroom is in disrepair.
- h. The joint between the bathtub and the wall of the washroom is not properly sealed.
- i. The caulking behind the kitchen sink is in disrepair.
- j. There are no locks on the openable windows in the unit.
- k. The window frames in the unit are water damaged and showing signs of decay.
- l. There are no screens on the openable windows in the unit.
- m. The fan in the washroom is not working properly.
- n. The smoke alarm is not functioning properly.
- o. Several electrical outlets do not have covers or are patched up with tape.
- p. One burner on the stove is not working.

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

- a. Water is continuously infiltrating the unit and is accumulating in the living room and northeast bedroom, contravening Section 3(1)(a)(iv) of the Housing Regulation.
- b. Carpeting in the living room and northeast bedroom is saturated with water and in severe disrepair, contravening Sections 1(c) and 5 of the Minimum Housing and Health Standards.
- c. Walls and baseboards in the living room and northeast bedroom have been exposed to water and are in disrepair. This is in violation of Section 1(c) and 5 of the Minimum Housing and Health Standards.
- d. The linoleum in the front entrance is damaged and pulling away from the floor, contravening Section 5 of the Minimum Housing and Health Standards.
- e. The middle of the east wall in the northeast bedroom is in disrepair. This is in violation of Section 1(c) and 5 of the Minimum Housing and Health Standards.
- f. There is an abundance of mould growth on the ceiling of the washroom, contravening Section 5(2) of the Housing Regulation.
- g. The caulking around the sink in the washroom is in disrepair contravening Section 3(1)(a)(iii) of the Housing Regulation.
- h. The joint between the bathtub and the wall of the washroom is not properly sealed. This is in contravention of Section 5(a) of the Minimum Housing and Health Standards.
- i. The caulking behind the kitchen sink is in disrepair contravening Section 14(a)(iii) of the Minimum Housing and Health Standards.
- j. There are no locks on the openable windows in the unit contravening Section 3(a) of the Minimum Housing and Health Standards.
- k. The window frames in the unit are water damaged and showing signs of decay. This is in contravention of Section 1(c) of the Minimum Housing and Health Standards.
- l. There are no screens on the openable windows in the unit contravening Section 2(b)(iii) of the Minimum Health and Housing Standards.
- m. The fan in the washroom is not working properly contravening Section 7(c) of the Minimum Housing and Health Standards.
- n. The smoke alarm is not functioning properly contravening Section 12 of the Minimum Housing and Health Standards.
- o. Several electrical outlets do not have covers or are patched up with tape, contravening Section 11 of the Minimum Housing and Health Standards.
- p. One burner on the stove is not working which contravenes Section 14(a)(iv) of 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 tenants inhabiting the above noted premises be **vacated** immediately.

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2. That, if the above noted premises are to be reoccupied by the public, the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Locate and repair the source of the water infiltration into the house.
 - b. Dispose of any absorbent materials contaminated by the water.
 - c. Cut out any water damaged and/or mouldy portions of the wall, ceiling and floor and replace with new materials. Ensure that an inspection is arranged with Executive Officer prior to replacing drywall to confirm that sub-structure is sound and properly repaired.
 - d. Repair/replace front entrance linoleum.
 - e. Replace the portion of the ceiling in the washroom that has been damaged by mould. While the ceiling is removed, check surrounding area to confirm that there are no ongoing leaks or sources of moisture. Ensure that an inspection is arranged with Executive Officer prior to replacing drywall to confirm that sub-structure is sound and properly repaired.
 - f. Repair washroom fan.
 - g. Replace mouldy caulking behind bathroom and kitchen sinks.
 - h. Properly seal the joint between the wall and bathtub.
 - i. Provide locks on all openable windows.
 - j. Repair and/or replace damaged window frames, remove all mouldy caulking and reseal windows.
 - k. Provide properly fitted screens for all openable windows.
 - l. Ensure the smoke alarm is in proper working order.
 - m. Cover all electrical outlets with the appropriate covers.
 - n. Repair/replace stove to ensure that it is in proper working order.
3. That, until such time as the work referred to in paragraph 2 is completed to the satisfaction of the undersigned, or an executive officer of Alberta Health Services, the above noted premises shall remain **closed for tenant accommodation purposes**.

Dated at Calgary, Alberta, Tuesday, the 21st day of September, 2010.

Kara MacKay
Executive Officer
Alberta Health Services

Section 5(2) of the Public Health Act provides that a person who is directly affected by this Order and considers himself or herself aggrieved hereby may appeal the same to the Public Health Appeal Board, 24th Floor, Telus Plaza North Tower, 10025 Jasper Avenue, Edmonton AB T5J 2N3, within ten (10) days. The terms of this Order remain in effect notwithstanding the filing or proposed filing of any such appeal.

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The Owner is advised that the Public Health Act empowers Alberta Health Services to carry out the terms of this Order on the Owner's behalf and at the Owner's expense should the Owner fail to comply with the terms hereof.

Airdrie

Airdrie Public Health Centre
604 Main Street South
Airdrie, AB T4B 3K7
Phone: 403-912-8400
Fax: 403-912-8410

Banff

Banff Health Centre
303 Lynx Street
PO Box 1266
Banff, AB T1L 1B3
Phone: 403-762-2990
Fax: 403-762-5570

Calgary/Mountain View/Rocky View

Alberta Health Services, *Southport*
10101 Southport Rd SW
Calgary, AB T2W 3N2
Phone: 403-943-2288
Fax: 403-943-8056

Canmore

Canmore Public Health
#104, 800 Railway Avenue
Canmore, AB T1W 1P1
Phone: 403-678-5656
Fax: 403-678-5068

Claresholm

Claresholm Public Health
5221 2nd Street W
PO Box 1391
Claresholm, AB T0L 0T0
Phone: 403-625-4061
Fax: 403-625-4062

Didsbury

Didsbury Health Unit
PO Box 130
1210 -20th Avenue
Didsbury, AB T0M 0W0
Phone: 403-335-7292
Fax: 403-335-7610

Okotoks

Okotoks Public Health Centre
11 Cimarron Commons
Okotoks, AB T1S 2E9
Phone: 403-995-2600
Fax: 403-995-2639

Strathmore

Public Health Building
650 Westchester Road
Strathmore, AB T1P 1H8
Phone: 403-361-7200
Fax: 403-361-7244

www.calgaryhealthregion.ca/envhealth