

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

To: Yao Long Yu and Zeng Shan Su
"the owner"

And To: All Occupant(s) of the following Housing premises:
7219 Hunterview Drive NW –Basement
Calgary Alberta

RE: 7219 Hunterview Drive NW – Basement
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. There are no smoke alarms installed in the bedroom areas.
- b. The openable area of the basement bedroom windows is too small to meet egress requirements.
- c. There are permanent security bars on the bedroom windows. No quick release mechanism is present.
- d. There are water stains on the back wall of the bathroom cupboard under the sink. The cupboard wall is constructed of raw wood.
- e. Electrical wires are run along the surface of walls and through ceiling material. Light fixtures are hanging from the ceiling.
- f. The kitchen ceiling, floor and walls are unfinished; there are gaps where wooden frame and subfloor are exposed.
- g. The kitchen cupboards and shelves are constructed of raw wood. There are pieces of cardboard lining the back of kitchen cupboards in place of proper cupboard construction materials; insulation and plumbing are exposed.
- h. A portion of the kitchen counter top is constructed of raw wood.

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 no smoke alarms installed in the bedroom areas. This contravenes 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.

- b. The openable area of the basement bedroom windows is too small to meet egress requirements. This contravenes section III(3)(b)(i) of the Minimum Housing and Health Standards which states that: Windows referred to above shall provide unobstructed openings with areas not less than 0.35 m² (3.8ft²), with no dimension less than 380 mm (15”).
- c. There are permanent security bars on the bedroom windows. No quick release mechanism is present. This contravenes section III(3)(b)(ii) of the Minimum Housing and Health Standards which states that: If the window referred above is provided with security bars, the security bars shall be installed so they may be opened from the inside without the use of any tools or special knowledge.
- d. There are water stains on the back wall of the bathroom cupboard under the sink. The cupboard wall is constructed of raw wood. This contravenes 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.
- e. Electrical wires are run along the surface of walls and through ceiling material. Light fixtures are hanging from the ceiling. This contravenes 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.
- f. The kitchen ceiling, floor and walls are unfinished; there are gaps where wooden frame and subfloor are exposed. This contravenes 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.
- i. The kitchen cupboards and shelves are constructed of raw wood. There are pieces of cardboard lining the back of kitchen cupboards in place of proper cupboard construction materials; insulation and plumbing are exposed. This contravenes 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.
- g. A portion of the kitchen counter top is constructed of raw wood. This contravenes 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.

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 **May 31, 2014**.
2. That the owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Install smoke alarms in the bedroom areas and ensure they are operational at all times.
 - b. Install new bedroom windows that have an openable area of at least 3.8 square feet.
 - c. Ensure security bars on bedroom windows are equipped with a quick release mechanism that requires no special knowledge or tools or remove the security bars.
 - d. Have the electrical connections within the house assessed and repaired by a qualified electrician. Properly install light fixtures. Obtain a City of Calgary electrical permit as necessary.
 - e. Remove water damaged material in the bathroom and replace with new materials that are impervious to moisture and easy to clean.
 - f. Remove improperly installed walls, floor and ceiling in the basement. Acquire the necessary City of Calgary permits to develop the basement.
 - g. Use appropriate materials to construct kitchen cupboards and shelves so they are smooth, non-absorbent to moisture and easy to clean. Apply a finish to all currently raw or unfinished surfaces of kitchen cupboard.
 - h. Install a counter top that is smooth, easily cleanable and non-absorbent to moisture.
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.
4. The work referred to in paragraph 2 must be completed to the satisfaction of the undersigned or another executive officer of Alberta Health Services by September 1, 2014.

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, May 8, 2014.

Confirmation of a verbal order issued to Zeng Shan Su on April 23, 2014.

Patricia Vernon, 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 Reception, Main Floor, Telus Plaza, 10025 Jasper Avenue, Edmonton, Alberta, T5J 1S6, Telephone 780-427-2813 Fax 780-422-0914.

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.

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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

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 Health Unit
5221 2nd Street W
PO Box 1391
Claresholm, AB T0L 0T0
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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
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STRATHMORE Public Health Office
650 Westchester Road
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