

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

**To:** Robert Croteau  
**7A Fonda Green SE**  
Calgary, Alberta, T2A 5S4  
(the “**Owner**”)

**And To:** All Occupants (the “**Occupants**”) of those premises located in Calgary, Alberta and municipally described as:

**7A Fonda Green SE – Basement Unit 1 (East Facing)**  
Calgary, Alberta  
T2A 5S4

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

**7A Fonda Green SE – Basement Unit 1 (East Facing)**  
Calgary, Alberta  
T2A 5S4

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:

**Basement Unit 1 (East Facing):**

- a. There is no heat in basement unit 1 (East Facing).
- b. There is no electricity to the basement unit 1 (East Facing).
- c. The smoke alarm in the unit is not functional.
- d. There is water damage behind the toilet; wall has high moisture reading and rotting materials.
- e. There is no ventilation within the bathroom.
- f. There walls of both the living room and the bedrooms are damaged.
- g. The bedroom window does not meet the requirements for emergency egress as it only has 243 square inches of total openable area.
- h. The electrical switch plate covers are missing throughout the unit.
- i. There is no window screen for the bedroom.

**Basement Common Area:**

- a. There is no handrail leading into the basement units.
- b. The walls are not in good repair as there is exposed wood, electrical wiring and

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- insulation.
- c. The light fixture for the staircase is in disrepair.
- d. There is water/moisture infiltration in behind the electrical breaker box.
- e. The flooring covering in the common staircase is lifting and in disrepair.
- f. The main entrance door for the basement units does not close and lock properly.

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:

**Basement Unit 1 (East Facing):**

- a. There is no heat in basement unit 1 (East Facing). This is a breach of section 8(a) of the Minimum Housing and Health Standards.
- b. There is no electricity in basement unit 1 (East Facing). This is a breach of section 11 of the Minimum Housing and Health Standards.
- c. The smoke alarm in the unit is not functional. This is a breach of section 12(a) of the Minimum Housing and Health Standards.
- d. There is water damage behind the toilet; wall has high moisture reading and rotting materials. This is a breach of section 1(c) of the Minimum Housing and Health Standards.
- e. There is no ventilation within the bathroom. This is a breach of section 7(c) of the Minimum Housing and Health Standards.
- f. There walls of both the living room and the bedrooms are damaged. This is a breach of section 5 of the Minimum Housing and Health Standards.
- g. The bedroom window does not meet the requirements for emergency egress as it only has 243 square inches of total openable area. This is a breach of section 3(b)(i) of the Minimum Housing and Health Standards.
- h. The electrical switch plate covers are missing throughout the unit. This is a breach of section 11 of the Minimum Housing and Health Standards.
- i. There is no window screen for the bedroom. This is a breach of section 2(b)(iii) of the Minimum Housing and Health Standards.

**Basement Common Area:**

- a. There is no handrail leading into the basement units. This is a breach of section 3(c) of the Minimum Housing and Health Standards.
- b. The walls are not in good repair as there is exposed wood, electrical wiring and insulation. This is a breach of section 5 of the Minimum Housing and Health Standards.

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- c. The light fixture for the staircase is in disrepair. This is a breach of section 13 of the Minimum Housing and Health Standards.
- d. There is water/moisture infiltration in behind the electrical breaker box. This is a breach of section 1(b) of the Minimum Housing and Health Standards.
- e. The flooring covering in the common staircase is lifting and in disrepair. This is a breach of section 5 of the Minimum Housing and Health Standards.
- f. The main entrance door for the basement units does not close and lock properly. This is a breach of section 3(a) 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 the above noted premises remain vacant.
- 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:

**Basement Unit 1 (East Facing):**

- a. Provide Basement Unit 1 (East Facing) with adequate heat that meets the requirements of the Minimum Housing and Health Standards. Have the furnace and all duct work thoroughly inspected and cleaned by a licensed mechanical company. Documentation of the work must be provided to an Executive Officer of Alberta Health Services.
- b. Provide electricity to Basement Unit 1 (East Facing) and ensure all electrical wiring is in good repair. The electrical wiring for the house must be inspected by a licensed electrician. Documentation of the work must be provided to an Executive Officer of Alberta Health Services.
- c. Install a smoke alarm that is operational at all times.
- d. Remove all water damaged materials, address the source of the leakage and replace drywall at least 6 inches above the water line.
- e. Install a means of natural or mechanical ventilation that is directly vented to the outside for the bathroom.
- f. Repair all damaged surfaces on walls and ceilings so that they in good repair
- g. Replace the bedroom window so that they meet the requirements outlined in section 3(b)(i) of the Minimum Housing and Health Standards.

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- h. Install electrical switch plate covers on all outlets that are missing.
- i. Install new window screens for the bedroom windows.

**Basement Common Area:**

- a. Install a handrail that is secure to the wall for the staircase leading into the basement units.
  - b. All walls must be repaired so that they are smooth, easy to clean and in good repair.
  - c. The light fixture for the staircase must be repaired and in good working order.
  - d. The source of the water infiltration must be found and repaired. Electrical box must be inspected by a licensed Electrician and documentation for the inspection must be provided to an Executive Officer of Alberta Health Services.
  - e. The floor covering in the hallway must be repaired so that it is smooth, impervious to moisture and easy to clean.
  - f. The main entrance door must be repaired or replaced so that it shuts properly and locks.
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, this 19<sup>th</sup> day of May, 2011, confirming the Verbal Order issued on the 12<sup>th</sup> day of May, 2011 issued to Robert Croteau.

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Maz Rahman, CPHI(C)  
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, 24<sup>th</sup> 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.***

***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.***

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**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 2<sup>nd</sup> 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](http://www.calgaryhealthregion.ca/envhealth)