

**ORDER OF AN EXECUTIVE OFFICER
UNFIT FOR HUMAN HABITATION
ORDER TO VACATE**

To: Ing Developments 2009 Ltd. & William Ing
"the Owner" "the Owner"

RE: The housing premises located in Calgary, Alberta and municipally described as:
1040 Marcombe Drive NE - Basement
Calgary, AB
T2A 4J2

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. A major water leakage event occurred in basement unit - a large area of the carpet, baseboards, and lower walls near and inside the living room, washrooms, and bedrooms are visually wet and physically wet to the touch. These areas are showing a high level of moisture content with the moisture detector.
- b. There is visible mould growth on some of the baseboards and areas affected by water infiltration.

AND WHEREAS such inspection disclosed that the following breaches of the Public Health Act and the Nuisance and General Sanitation Regulation 243/2003 exist in and about the above noted premises, namely:

- a. A major water leakage event occurred in basement unit - a large area of the carpet, baseboards, and lower walls near and inside the living room, washrooms, and bedrooms are visually wet and physically wet to the touch. These areas are showing a high level of moisture content with the moisture detector. This is in contravention of the Minimum Housing and Health Standards section 1(a,b) which states that basements, cellars or crawl spaces shall be structurally sound, maintained in good repair and free from water infiltration and accumulation.
- b. There is visible mould growth on some of the baseboards and areas affected by water infiltration. This is in contravention of the Minimum Housing and Health Standards section

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1(c) which states that building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.

AND WHEREAS, by virtue of the foregoing, the above noted premises are hereby declared to be **Unfit for Human Habitation**.

NOW THEREFORE, I hereby **ORDER** and **DIRECT**:

1. That the occupants vacate the above noted premises on or before July 3, 2021.
2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Identify the source of the water infiltration and make necessary repairs to prevent reoccurrence.
 - b. Remove all of the materials saturated with water, including but not limited to underlay, carpets, baseboards and walls.
 - c. Thoroughly clean and dry out all areas affected by water infiltration.
 - d. Undertake all repairs necessary to replace the flooring, baseboards and walls, ensuring they are properly finished and in good repair.
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 vacant and secure from unauthorized entry.

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, July 6, 2021, after a verbal order was given to William Ing July 3, 2021.

Executive Officer
Alberta Health Services

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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, ATB Place North Tower
10025 Jasper Avenue NW
Edmonton, Alberta, T5J 1S6
Phone: 780-222-5186
Fax: 780-422-0914
Email: HealthAppealBoard@gov.ab.ca
Website: <https://www.alberta.ca/public-health-appeal-board.aspx>

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.

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 at 780-427-4518 or by visiting: <https://www.alberta.ca/health-standards-and-guidelines.aspx>

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www.albertahealthservices.ca/eph.asp