

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

To: Parmata Singh Nahal
"the Owner"

And

Sarbjeeet Kaur Nahal
"the Owner" 8am

And To: All Occupant(s) of the following Housing premises: 1140 15 Avenue NE

RE: Those housing premises located in Calgary, Alberta and municipally described as:
1140 15 Avenue NE

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. The storm panes over all of the bedroom windows obstruct emergency egress.
- b. Sewage is backing up into the three basement sinks. Dirty, stagnant water was observed in each of the sinks.
- c. The front exterior stairs are in very poor condition. The concrete is crumbling away in several places rendering the staircase unsafe.
- d. There is no handrail along the stairs to the basement.
- e. The temperature control knobs on the stove top are not working correctly. When the stove top burners are turned on high and then turned down to low, the burner remains on high heat. The only way to get a burner to stay at a low temperature is to turn the burner to low from the "off" position, and leave it there. This is a potential fire hazard.
- f. The kitchen floor is carpeted, which allows for the absorption of food, grease, liquid and other contaminants, resulting in an ideal bacterial breeding ground.
- g. Finishes throughout the basement are in very poor condition. This includes, but is not limited to: subfloor in the bedroom at the bottom of the stairs appears to be missing floor coverings; the walls and ceiling in the basement washroom appear to be comprised of very thin particle board and painted duct tape; the walls in the basement kitchen are bubbling, cracked, and poorly finished; and the flooring in the bedroom off the kitchen is partially finished with linoleum tiles, has a small section of carpeting taped down, but still has a large area that is not finished at all.

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. The storm panes over all of the bedroom windows obstruct emergency egress. This is in contravention of section III(3)(b)(i) of the Minimum Housing and Health Standards which states that: For buildings of 3 storeys or less and except where a bedroom door provides access directly to the exterior or the suite is sprinklered, each bedroom shall have at least one outside window which may be opened from the inside without the use of tools or special knowledge as well as section III(3)(b)(ii) of the Minimum Housing and Health Standards which states that: Windows referred to in section III(3)(b)(i) shall provide unobstructed openings with areas not less than 0.35 m² (3.8ft²), with no dimension less than 380 mm (15”).
- b. Sewage is backing up into the three basement sinks. Dirty, stagnant water was observed in each of the sinks This is in contravention of section IV(6)(a) of the Minimum Housing and Health Standards which states that: The plumbing system and the sanitary drainage system or private sewage disposal system, as the case may be, including drains, fixtures, traps, vents, stacks, waste disposal facilities, pumpout sewage holding tanks, septic tanks and the disposal system shall be maintained in a proper operating condition.
- c. The front exterior stairs are in very poor condition. The concrete is crumbling away in several places rendering the staircase unsafe. This is in contravention of section III(3)(c)(i) of the Minimum Housing and Health Standards which states that: Inside or outside stairs or porches including all treads, risers, supporting structural members, handrails, guards and balconies, shall be maintained in good repair and shall comply with the requirements of the Alberta Building Code or a Professional Engineer design.
- d. There is no handrail along the stairs to the basement. This is in contravention of section III(3)(c)(i) of the Minimum Housing and Health Standards which states that: Inside or outside stairs or porches including all treads, risers, supporting structural members, handrails, guards and balconies, shall be maintained in good repair and shall comply with the requirements of the Alberta Building Code or a Professional Engineer design.
- e. The temperature control knobs on the stove top are not working correctly. When the stove top burners are turned on high and then turned down to low, the burner remains on high heat. The only way to get a burner to stay at a low temperature is to turn the burner to low from the “off” position, and leave it there. This is a potential fire hazard. This is a potential fire hazard. This is in contravention of section IV(14)(a)(iv) of the Minimum Housing and Health Standards which states that: Every housing premises shall be provided with a food preparation area, which includes: a stove and a refrigerator that are maintained in a safe and proper operating condition.
- f. The kitchen floor is carpeted, which allows for the absorption of food, grease, liquid and other contaminants, resulting in an ideal bacterial breeding ground. This is in contravention of 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. Finishes throughout the basement are in very poor condition. This includes, but is not limited to: subfloor in the bedroom at the bottom of the stairs appears to be missing floor coverings; the walls and ceiling in the basement washroom appear to be comprised of very thin particle board and painted duct tape; the walls in the basement kitchen are bubbling, cracked, and poorly finished; and the flooring in the bedroom off the kitchen is

partially finished with linoleum tiles, has a small section of carpeting taped down, but still has a large area that is not finished at all. This is in contravention of 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.

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 February 28, 2018.
2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Remove storm panes. Ensure all bedroom windows meet egress requirements, while also being weatherproof.
 - b. Repair the plumbing system. Clean and disinfect the areas that were in contact with the sewage.
 - c. Repair or replace the front exterior stairs.
 - d. Install a handrail along the staircase to the basement.
 - e. Repair or replace the stove.
 - f. Remove the carpet in the kitchen and re-finish the subfloor with a floor covering that is non-absorbent.
 - g. If the basement is going to be used as a living space, all habitable portions, including bedrooms, bathrooms and kitchen, must be properly finished. Alternatively, only the bedroom may be finished if the basement tenants share the main floor bathroom and kitchen with the main floor tenants, in which case the fixtures and appliances from the basement bathroom and kitchen must be removed.
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 shall be completed by April 30, 2019.

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, February 20, 2019

Confirmation of a verbal order issued to Parmata Sing Nahal on February 4, 2019.

Erin McKenna, 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 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: <http://www.health.alberta.ca/about/PHAB.html>

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: 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

CLARESHOLM Health Unit

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

BANFF Health Unit

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

COCHRANE Community Health Centre

60 Grande Boulevard
Cochrane, AB T4C 0S4 Phone:
403-851-6000
Fax:403- 851-6009

CALGARY - Southport Atrium

10101 Southport Road SW
Calgary, AB T2W 3N2
Phone:403-943-2288
Fax: 403-943-8056

OKOTOKS Health and Wellness Centre

11 Cimarron Common
Okotoks, AB T1S 2E9
Phone: 403-995-2600
Fax: 403-995-2639

CANMORE Public Health

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

STRATHMORE Public Health Office

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

www.albertahealthservices.ca/eph.asp