

ORDER OF AN EXECUTIVE OFFICER

To: **Lynda Gilchrist**
"the Owner"

RE: Those housing premises located in Calgary, Alberta and municipally described as:
Unit 451, 1305 Glenmore Trail SW

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 electrical service was not in proper working order: there was no power supplied to the two bedrooms; no power supplied to the bathroom; and the electrical outlet to the left of the living room patio door did not work.
- b. The stove/oven appliance was not operational.
- c. The bathroom ventilation fan was not operational.
- d. The hard-wired smoke alarm was not operational.
- e. The front doorknob was missing.
- f. The patio door insect screen was in disrepair and had several holes.

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 electrical service was not in proper working order: there was no power supplied to the two bedrooms; no power supplied to the bathroom; and the electrical outlet to the left of the living room patio door did not work. This is in contravention of section 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."
- b. The stove/oven appliance was not operational. This is in contravention of section 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: (iv) a stove and a refrigerator that are maintained in a safe and proper operating condition. The refrigerator shall be capable of maintaining a temperature of 4 degrees C. (40 degrees F)."
- c. The bathroom ventilation fan was not operational. This is in contravention of section 7(c) of the Minimum Housing and Health Standards which states that "Except where exempt by regulation, every housing premises shall be provided with plumbing fixtures of an approved type consisting of at least a flush toilet, a wash basin, and a bathtub or shower. ...(c) All rooms containing a flush toilet and/or bathtub or shower shall be provided with natural or mechanical ventilation."

- d. The hard-wired smoke alarm was not operational. This is in contravention of section 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. (a) Smoke alarms shall be operational and in good repair at all times."
- e. The front doorknob was missing. This is in contravention of section 3(1)(a) of the Housing Regulation (AR 173/99) which states that "...an owner shall ensure that (a) the housing premises are (i) structurally sound, (ii) in a safe condition, (iii) in good repair, and (iv) maintained in a waterproof, windproof and weatherproof condition."
- f. The patio door insect screen was in disrepair and had several holes. This is in contravention of section 2(b)(iii) of the Minimum Housing and Health Standards which states that "during the portion of the year when there is a need for protection against flies and other flying insects, every window or other device intended for ventilation shall be supplied with effective screens."

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

- 1. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Have a certified electrician assess the electrical service in the unit and complete all necessary repairs to ensure it is in good and safe condition. Ensure proper electrical service is provided to all areas in the unit, including the two bedrooms and the bathroom, and the electrical outlet beside the patio door. **Provide documentation to this office.**
 - b. Repair or replace the oven/stove appliance to ensure it is in safe and proper operating condition.
 - c. Ensure the bathroom ventilation fan is operational.
 - d. Replace the hard-wired smoke alarm in the hallway to ensure the installed smoke alarm is operational and in good repair.
 - e. Replace the front doorknob.
 - f. Ensure the patio door is equipped with an effective insect screen that is in good repair.
- 2. The work referred to in paragraph 1 shall be completed by the following dates:
 - Items (a) through (e) on or before January 12, 2026
 - Item (f) on or before April 1, 2026

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, January 9, 2026.

Confirmation of a verbal order issued to Lynda Gilchrist on January 8, 2026.

Alberta Health Services

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 the Public Health Appeal Board or visiting their website.

Health Legislation, Regulations and Standards

Electronic versions of the Public Health Act and Regulations are available at the Alberta King's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or <https://www.alberta.ca/alberta-kings-printer.aspx>.

Health Legislation and regulations are available for purchase. Please contact Alberta King's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or <https://www.alberta.ca/alberta-kings-printer.aspx>.

Copies of standards are available by visiting: <https://www.alberta.ca/health-standards-and-guidelines.aspx>

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