

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

To: Javed Ansari
"the Owner"

And To: All Occupant(s) of the following Housing premises: 146 Erin Woods Circle SE

RE: Those housing premises located in Calgary, Alberta and municipally described as:
146 Erin Woods Circle SE

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. There was an active sewer back-up in the home. Sewage from the pipe where a toilet was removed was overflowing and spilling onto the wood floor of the washroom when a handwash sink was turned on.
- b. There were no bathing/shower facilities in the home.
- c. There was no smoke alarm.
- d. The toilet in the main washroom off the hallway had been removed.
- e. The handsink in the main washroom off the hallway had been removed.
- f. Light could be seen coming in through cracks around the rear exterior door frame, as well as through some of the flooring in the hallway.
- g. There was missing flooring in the washroom connected to the hallway. The ground under the home could be seen through the holes where the flooring was missing.
- h. The temperature in the fridge was measured at 12 degrees Celsius.
- i. A light fixture in the bedroom of the middle of the home was hanging by its wire.
- j. There were missing electrical switch and outlet cover plates throughout the unit.
- k. There was damaged drywall throughout the unit, including holes in the drywall in various rooms/hallways, and damaged drywall around the front and back door frames as well as door frames inside the home separating the rooms.
- l. There were loose and missing floorboards throughout the unit.
- m. Many of the cupboard/drawer doors in the kitchen were missing.

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 was an active sewer back-up in the homes. Sewage from the pipe where a toilet was removed was overflowing and spilling onto the wood floor of the washroom when a handwash sink was turned on. This is in contravention of the Minimum Housing and Health Standards section 6(a) 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, pump out sewage holding tanks, septic tanks and the disposal system shall be maintained in a proper operating condition.
- b. There are no bathing/shower facilities in the home. This is in contravention of the Minimum Housing and Health Standards sections 6(c) and 7(a) which states that every housing premises shall be provided with plumbing fixtures of a bathtub or shower that shall be serviceable, free from leaks, trapped and vented to the outside.
- c. There was no smoke alarm. This is in contravention of the Minimum Housing and Health Standards section 12 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.
- d. The toilet in the main washroom off the hallway had been removed. This is in contravention of the Minimum Housing and Health Standards sections 6(c) and 7 which states that 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 that shall be serviceable, free from leaks, trapped and vented to the outside.
- e. The handsink in the main washroom off the hallway had been removed. This is in contravention of the Minimum Housing and Health Standards sections 6(c) and 7(a,b) which states that every housing premises shall be provided with a wash basin that is in the same room as the flush toilet or in close proximity to the door leading directly into the room containing the flush toilet. The basin shall be supplied with hot and cold running water, serviceable, free from leaks, trapped and vented to the outside.
- f. Light could be seen coming in through cracks around the rear exterior door frame, as well as through some of the flooring in the hallway. This is in contravention of the Minimum Housing and Health Standards section 2(b)(i) which states that all windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof.
- g. There was missing flooring in the washroom connected to the hallway. The ground under the home could be seen through the holes where the flooring was missing. This is in contravention of the Minimum Housing and Health Standards section 1(a) which states that the housing premises shall be structurally sound.
- h. The temperature in the fridge was measured at 12 degrees Celsius. This is in contravention of the Minimum Housing and Health Standards section 14(a)(iv) which states that unless the rental agreement stipulates the tenant is responsible, it is the owners responsibility to ensure that the food preparation area is provided with a refrigerator that is capable of maintaining a temperature of 4°C (40°F) and is maintained in safe and proper operating condition.
- i. A light fixture in the bedroom of the middle of the home was hanging by its wire. This is in contravention of the Minimum Housing and Health Standards section 11 which states that outlets, switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition.
- j. There were missing electrical switch and outlet cover plates throughout the unit. This is in contravention of the Minimum Housing and Health Standards section 11 which states that outlets, switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition.
- k. There was damaged drywall throughout the unit, including holes in the drywall in various rooms/hallways, and damaged drywall around the front and back door frames as well as

door frames inside the home separating the rooms. This is in contravention of the Minimum Housing and Health Standards section 5 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.

- l. There were loose and missing floorboards throughout the unit. This is in contravention of the Minimum Housing and Health Standards section 5 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.
- m. Many of the cupboard/drawer doors in the kitchen were missing. This is in contravention of the Minimum Housing and Health Standards section 14(a)(ii) which states that every housing premises shall be provided with a food preparation area, which includes cupboards or other facilities suitable for the storage of food.

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 2, 2022.
2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Contact a plumber to repair the sewer system in the home so that it drains properly and does not back-up.
 - b. Ensure there are functional shower/bathing facilities in the unit. Repair the shower/bath in the back bedroom washroom.
 - c. Install a smoke alarm.
 - d. Install a toilet where it was removed in the washroom adjoined to the main hallway.
 - e. Install a handwash sink where it was removed in the washroom adjoined to the main hallway.
 - f. Repair the holes in doorframe that directly expose the interior of the unit to the outside environment.
 - g. Repair or replace the flooring in the washroom so that the floor is structurally sound and in a properly finished condition.
 - h. Repair/replace the fridge to ensure that it can maintain a temperature of 4C or less.
 - i. Repair the light fixture in the middle bedroom to ensure it's properly installed and safe to use.
 - j. Install the cover plates for all electrical outlets and switches where they are missing.
 - k. Repair and refinish the drywall where it is damaged.
 - l. Repair/reinstall the flooring in the all areas of the unit where there are either missing or loose floorboards.
 - m. Repair the kitchen cabinetry to ensure the drawers and cupboards have working doors installed.
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 5, 2022.

Confirmation of a verbal order issued to Javed Ansari on June 30, 2022.

Executive Officer
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 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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