

ORDER OF AN EXECUTIVE OFFICER

To: Albert K K Wong and Lolita W W Wong
“the Owner”

RE: Those housing premises located in Calgary, Alberta and municipally described as:
1509 Edmonton Trail 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:

Common:

- a. The front support beam of the back deck was leaning forward, rendering the deck potentially structurally unsound.
- b. Roof shingles were curling. A shingle was observed on the ground of the alleyway.
- c. Some eaves trough down spouts were not installed. One down spout was stored on the back deck, the other was leaning up against the exterior back wall.

Main:

- a. There was no smoke alarm installed.
- b. The refrigerator did not work. Infrared thermometer measurements between 13.4 and 15.6 degrees Celsius were obtained inside the fridge.
- c. Mouse droppings were observed in the kitchen cupboards.
- d. There was no cover installed on the electrical outlet behind the refrigerator.
- e. The electrical outlet cover in the bedroom was being held in place with duct tape and the entire outlet was sinking into the wall cavity.
- f. Water stains were observed on the living room ceiling below the area of the roof with curling shingles suggesting a possible roof leak.
- g. Several kitchen floor tiles were cracked.
- h. Several bathroom floor tiles were cracked.
- i. Several tiles along the back upper staircase above the landing were cracked.
- j. A portion of the baseboard adjacent to the kitchen cupboard was missing.
- k. Caulking along the joint between the kitchen sink and backsplash was worn and mouldy.
- l. The weather-stripping around the front door frame was inadequate. Daylight could be seen coming into the unit from around the perimeter of the closed door.
- m. The bottom edge of the interior front door trim was missing from the right side of the door frame.

Basement:

- a. The bedroom window did not lock. A wooden stick was wedged between the window panes for security.
- b. An abundance of mouse droppings was observed in every kitchen cupboard and on the kitchen floor. Mouse droppings were observed around the plumbing drainage pipe in the kitchen area. A dead mouse was observed on the staircase leading to the basement, it was covered in debris and insects.
- c. An abundance of mouse droppings and mouse urine was observed in the bathroom cupboard. There was a large open hole in the left side of the cupboard allowing for rodent entry.
- d. There was no refrigerator in the suite.

- e. The left rear stove element smoked when turned on.
- f. The surfaces of the kitchen cupboard shelves were moisture stained and mouldy.
- g. The bathroom ceiling was bowing downwards, and a 10-inch section of paint was peeling from where the ceiling meets the wall.
- h. The bathroom shower caulking was worn, discolored and mouldy.
- i. The bathroom fan did not work.
- j. There was no cover installed on the bathroom ventilation fan.
- k. The bedroom window was single pane, rendering it not weatherproof.
- l. There was a fist-sized hole cored through the drywall where the refrigerator used to be.

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:

Common:

- a. The front support beam of the back deck was leaning forward, rendering the deck potentially structurally unsound. This contravenes section III(1)(c) of the Minimum Housing and Health Standards which states that: Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.
- b. Roof shingles were curling. A shingle was observed on the ground of the alleyway. This contravenes section III(2)(a) of the Minimum Housing and Health Standards which states that: The roof and exterior cladding of walls shall be maintained in a waterproof, windproof and weatherproof condition.
- c. Some eaves trough down spouts were not installed. One down spout was stored on the back deck the, other was leaning up against the exterior back wall. This contravenes section III(2)(a) of the Minimum Housing and Health Standards which states that: The roof and exterior cladding of walls shall be maintained in a waterproof, windproof and weatherproof condition.

Main:

- a. There was no smoke alarm installed. This contravenes section IV(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.
- b. The refrigerator did not work. Infrared thermometer measurements between 13.4 and 15.6 degrees Celsius were obtained. This contravenes 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. The refrigerator shall be capable of maintaining a temperature of 4 degrees C.
- c. Mouse droppings were observed in the kitchen cupboards. This contravenes section V(16)(a) of the Minimum Housing and Health Standards which states that: The owner shall ensure that the housing premises are free of insect and rodent infestations.
- d. There was no cover installed on the kitchen electrical outlet behind the refrigerator. This contravenes section IV(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.
- e. The electrical outlet cover in the bedroom was being held on with duct tape and the entire outlet was sinking into the wall cavity. This contravenes section IV(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.
- f. Water stains were observed on the living room ceiling below the area of the roof with

- curling shingles suggesting a possible roof leak. This contravenes section III(1)(c) of the Minimum Housing and Health Standards which states that: Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.
- g. Several kitchen floor tiles were cracked. This contravenes 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.
 - h. Several bathroom floor tiles were cracked. This contravenes 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.
 - i. Several tiles along the back upper staircase above the landing were cracked This contravenes 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.
 - j. A portion of the baseboard adjacent to the kitchen cupboard was missing. This contravenes 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.
 - k. Caulking along the joint between the kitchen sink and backsplash was worn and mouldy. This contravenes section 5(2) of the Housing Regulation, 2001 which states that: No person shall cause or permit any condition in housing premises that is or may become injurious or dangerous to the public health, including any condition that may hinder in any way the prevention or suppression of disease.
 - l. The weather-stripping around the front door frame was inadequate. Daylight could be seen coming into the unit from around the perimeter of the closed door. This contravenes section III(2)(b)(i) of the Minimum Housing and Health Standards which states that: All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof.
 - m. The bottom edge of the interior front door trim was missing from the right side of the door frame. This contravene 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.

Basement:

- a. The bedroom window did not lock. A wooden stick was wedged between the window panes for security. This contravenes section III(3)(a) of the Minimum Housing and Health Standards which states that: Exterior windows and doors shall be capable of being secured.
- b. An abundance of mouse droppings was observed in every kitchen cupboard and on the kitchen floor. Mouse droppings were observed around the plumbing drainage pipe in the kitchen area. A dead mouse was observed on the staircase leading to the basement, it was covered in debris and insects. This contravenes section V(16)(a) of the Minimum Housing and Health Standards which states that: The owner shall ensure that the housing premises are free of insect and rodent infestations.
- c. An abundance of mouse droppings and mouse urine was observed in the bathroom cupboard. There was a large open hole in the left side of the cupboard allowing for rodent entry. This contravenes section V(16)(a) of the Minimum Housing and Health Standards which states that: The owner shall ensure that the housing premises are free of insect and rodent infestations.
- d. There was no refrigerator in the suite. This contravenes 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. The refrigerator shall be capable of maintaining a temperature of 4 degrees C.

- e. The left rear stove element smoked when turned on. This contravenes 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. The refrigerator shall be capable of maintaining a temperature of 4 degrees C.
- f. The surfaces of the kitchen cupboard shelves were moisture stained and mouldy. This contravenes section IV(14)(a)(ii) of the Minimum Housing and Health Standards 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.
- g. The bathroom ceiling was bowing downwards, and a 10-inch section of paint was peeling from where the ceiling meets the wall. This contravenes section III(1)(c) of the Minimum Housing and Health Standards which states that: Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.
- h. The bathroom shower caulking was worn, discolored and mouldy. This contravenes section 5(2) of the Housing Regulation, 2001 which states that: No person shall cause or permit any condition in housing premises that is or may become injurious or dangerous to the public health, including any condition that may hinder in any way the prevention or suppression of disease.
- i. The bathroom fan did not work. This contravenes section IV(7)(c) of the Minimum Housing and Health Standards which states that: All rooms containing a flush toilet and/or bathtub or shower shall be provided with natural or mechanical ventilation.
- j. There was no cover installed on the bathroom ventilation fan. This contravenes section 5(2) of the Housing Regulation, 2001 which states that: No person shall cause or permit any condition in housing premises that is or may become injurious or dangerous to the public health, including any condition that may hinder in any way the prevention or suppression of disease.
- k. The bedroom window was single pane, rendering it not weatherproof. This contravenes section III(2)(b)(ii) of the Minimum Housing and Health Standards which states that: In housing premises intended for use during the winter months, windows in habitable rooms shall protect against cold weather through the provision of a storm sash, double glazing, or other durable thermal/air resistant barrier as may be approved by the Executive Officer.
- l. There was a fist-sized hole cored through the drywall where the refrigerator used to be. This contravenes 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.

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:

Common:

- a. Assess the back deck to ensure it is structurally sound. Repair all deficiencies.
- b. Retain the services of a professional roofer to assess and repair all roof deficiencies. Provide documentation of work completed to an Alberta Health Services Executive Officer.
- c. Properly re-install eaves trough down spouts.

Main:

- a. Install a smoke alarm in the hallway between bedrooms and ensure it is operational at all times.

- b. Repair or replace the refrigerator so it is capable of maintaining food at or below 4 degrees Celsius, and frozen foods frozen.
- c. Eliminate rodent activity in the house. Seal all entry points. Remove mouse droppings. Clean and disinfect hard surfaces with a strong bleach solution (1 part bleach in 9 parts water). Ensure there is a contact time of at least 10 minutes. Steam clean or shampoo all contaminated carpet.
- d. Ensure all electrical outlets and switches have appropriate covers installed. Repair sunken electrical outlets.
- e. Following roof assessment and repair, remove all water damaged ceiling materials and reconstruct with new materials. Due to the age of the home, materials must be tested for asbestos. Ensure all asbestos containing materials are handled in accordance with the current Alberta Asbestos Abatement Manual.
- f. Replace cracked kitchen, bathroom and stair floor tiles.
- g. Replace missing baseboard.
- h. Remove old caulking from the joint between the kitchen sink and backsplash, then replace with new caulking.
- i. Install weather-stripping around the front door frame.
- j. Install new door trim along the interior right side of the front door.

Basement:

- a. Install an effective lock on the bedroom window.
- b. Eliminate rodent activity in the house. Seal all entry points. Remove mouse droppings. Clean and disinfect hard surfaces with a strong bleach solution (1 part bleach in 9 parts water). Ensure there is a contact time of at least 10 minutes. Steam clean or shampoo all contaminated carpet.
- c. Install an operational refrigerator in the kitchen.
- d. Clean or replace the left rear stove element.
- e. Clean and re-surface the kitchen cupboard shelves.
- f. Assess the bathroom wall and ceiling. Remove all damaged materials and reconstruct the bathroom ceiling with new materials. Due to the age of the home, materials must be tested for asbestos. Ensure all asbestos containing materials are handled in accordance with the current Alberta Asbestos Abatement Manual.
- g. Remove old, mouldy bathroom shower caulking and reseal the joints of the shower with new caulking.
- h. Repair the bathroom ventilation fan so warm, moist air is drawn out of the bathroom area.
- i. Install a cover on the bathroom ventilation fan.
- j. Repair or replace the bedroom window so it is weatherproof.
- k. Repair the hole in the kitchen wall.

2. The work referred to in paragraph 1 shall be completed by **November 30, 2017**.

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, October 30, 2017.

Confirmation of a verbal order issued to Albert Wong's wife, Amy Wong on October 23, 2017.

Patricia Vernon, CPHI(C)
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, Telus Plaza 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

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