

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

**To:** Rozalia Prcic  
"the Owner"

**And To:** All Occupant(s) of the following Housing premises: 1705 34 Avenue SW

**RE:** Those housing premises located in Calgary, Alberta and municipally described as:  
1705 34 Avenue 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. Mouse droppings were found in the kitchen sink cupboards.
- b. There was no smoke alarm in the house.
- c. The back door, door jamb, knob and deadbolt were broken, making the door unable to be secured.
- d. The window in the front bedroom opened into the enclosed sunroom and did not have direct access to the outside, impeding emergency egress.
- e. The window in the back facing bedroom was boarded and could not open.
- f. A pane of the side facing living room window was broken and covered with sheet metal.
- g. The cabinet under the kitchen sink was very water damaged.
- h. The sub-floor beneath the bathroom around the plumbing was water damaged and rotting.
- i. A portion of the living room ceiling was water damaged.
- j. The drain of the bathtub was broken and repaired with a plastic hose.
- k. The edge of the kitchen counter was damaged exposing the porous particleboard of the sub counter.
- l. A drawer was missing from the kitchen cabinetry.
- m. Several switchplates and electrical outlet covers were missing in the house.
- n. The finish on a window sill in the back bedroom was deteriorated.
- o. The transition strip was missing between the kitchen and living room floors.
- p. The seal at the joint of the wall and sink in the bathroom was deteriorated and missing in sections.
- q. Some living room floor boards were broken and missing in the area near the bathroom.
- r. All the panes in the side facing living room window were single paned.
- s. The eavestroughs at the front of the house were leaking.

**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. Mouse droppings were found in the kitchen sink cupboards. This is a contravention of 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.
- b. There was no smoke alarm in the house. This is a contravention of 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.
- c. The back door, door jamb, knob and deadbolt were broken, making the door unable to be secured. This is a contravention of section III(3)(a) of the Minimum Housing and Health Standards which states that: Exterior windows and doors shall be capable of being secured.
- d. The window in the front bedroom opened into the enclosed sunroom and did not have direct access to the outside, impeding emergency egress. This is a 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.
- e. The window in the back facing bedroom was boarded and could not open. This is a 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.
- f. A pane of the side facing living room window was broken and covered with sheet metal. This is a contravention of 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.
- g. The cabinet under the kitchen sink was very water damaged. This is a contravention of 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 sub-floor beneath the bathroom around the plumbing is water damaged and rotting. This is a contravention of 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.
- i. A portion of the living room ceiling was water damaged. This is a contravention of 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.
- j. The drain of the bathtub was broken and repaired with a plastic hose. This is a 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.
- k. The edge of the kitchen counter was damaged exposing the porous particleboard of the sub counter. This is a contravention of section IV(14)(a)(iii) of the Minimum Housing and Health Standards which states that: Every housing premises shall be provided with a food preparation area, which includes: a counter or table used for food preparation which shall be of sound construction and furnished with surfaces that are easily cleaned.
  - l. A drawer was missing from the kitchen cabinetry. This is a contravention of 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.
  - m. Several switchplates and electrical outlet covers were missing in the house. This is a contravention of 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.
  - n. The finish on a window sill in the back bedroom was deteriorated. This is a 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.
  - o. The transition strip was missing between the kitchen and living room floors. This is a 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.
  - p. The seal at the joint of the wall and sink in the bathroom was deteriorated and missing in sections. This is a contravention of section III(5)(a) of the Minimum Housing and Health Standards which states that: Rooms containing a flush toilet and/or a bathtub or shower shall have walls and floors that are smooth, non-absorbent to moisture and easy to clean. All walls shall form a watertight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower.
  - q. Some living room floor boards were broken and missing in the area near the bathroom. This is a 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.
  - r. All the panes in the side facing living room window were single paned. This is a contravention of 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.
  - s. The eavestroughs at the front of the house were leaking. This is a contravention of 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.

**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 premises remain vacant for until the order is rescinded.
2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
  - a. Contract the services of a professional pest management company to inspect, treat, and eradicate the mouse infestation. Provide documentation from professional pest management of work completed to an Executive Officer of Alberta Health Services. The documentation must indicate that treatment for mouse infestation was completed and that the infestation is no longer active.
  - b. Install an operational smoke alarm in the hallways servicing the bedrooms.
  - c. Repair the back door, door jamb, knob and deadbolt so the back door can be properly closed and locked.
  - d. Install an emergency egress window with direct access to the outdoors in the front bedroom.
  - e. Remove the boards from the window and repair the window so it can open.
  - f. Replace the pane that is missing from the side-facing living room window.
  - g. Remove all water damaged materials from the cabinet under the kitchen sink, then replace with new cabinet material and refinish.
  - h. Remove all water damaged bathroom subfloor material and reconstruct the bathroom subfloor.
  - i. Remove all water damaged material from the living room ceiling, then replace with new material and refinish.
  - j. Repair the bathtub drain with proper plumbing materials.
  - k. Repair or replace the kitchen counter.
  - l. Replace the missing kitchen cabinet drawer.
  - m. Replace all missing electrical outlet covers and switchplates.
  - n. Refinish the window sill in the back bedroom
  - o. Replace the transition strip between the kitchen and living room flooring.
  - p. Reseal the joint of the wall and the sink in the bathroom.
  - q. Repair the living room flooring near the washroom
  - r. Install storm panes or a double glazed window in the side facing living room window.
  - s. Repair the eavestroughs at the front of the house so they do not leak.
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.

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 15, 2019

Confirmation of a verbal order issued to Robert Prcic, the son of the owner on title and manager of the property, on October 11, 2019.

Jim Moore, BSc, Btech, 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, 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](mailto: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](http://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](http://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](http://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 2<sup>nd</sup> 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](http://www.albertahealthservices.ca/eph.asp)

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