

ORDER OF AN EXECUTIVE OFFICER

To: Mozz Organizations INC.
"The Corporation"

Moazzam Ahmad
"The Directors"

RE: Those housing premises located in Cochrane, Alberta and municipally described as:
1726 41 Street 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:

Unit 1:

- a. There was no smoke alarm near the bedroom.
- b. The living room window was severely cracked.

Unit 2:

- c. The flooring by the kitchen sink was severely water damaged. The flooring is swollen, cracked, and buckled at the joints.
- d. The washroom floor tiles were cracked with sharp edges exposed.
- e. Surface mould was observed throughout the living room ceiling and drywall.
- f. The drain pipe under the kitchen sink was leaking and the faucet leaked as well when in use.
- g. The washroom vanity was severely water damaged, warped and swollen all over.
- h. The wall next to the bathtub at each end was water damaged; the paint was peeled and chipped with mouldy sections exposed.
- i. The carpet was loose in the bedroom leaving folds in the carpet creating a tripping hazard.
- j. The drywall in the hall was improperly repaired; there were sections that were still damaged, covered with tape, or unfinished.
- k. The caulking at the joint between kitchen wall and backsplash was mouldy.
- l. The bedroom window trim was water damaged and paint was beginning to chip.

Unit 3:

- m. The living room window was broken and had a section of glass missing.

Unit 4:

- n. The bedroom floor was missing proper floor covering and had unfinished subfloor exposed.

Unit 5:

- o. There was a security bar locked with a padlock on the bedroom window.

Unit 6:

- p. There was a security bar locked with a padlock on the bedroom window.

Unit 7:

- q. There was a security bar locked with a padlock on the bedroom window.
- r. There was no smoke alarm near the bedroom.
- s. The caulking around the bathtub was mouldy.

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:

Unit 1:

- a. There was no smoke alarm near the bedroom. This is in 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.
- b. The living room window was severely cracked. This is in 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.

Unit 2:

- c. The flooring by the kitchen sink was severely water damaged. The flooring is swollen, cracked, and buckled at the joints. This is in 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. This is also 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.
- d. The washroom floor tiles were cracked with sharp edges exposed. This is in 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.
- e. Surface mould was observed throughout the living room ceiling and drywall. This is in 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.
- f. The drain pipe under the kitchen sink was leaking and the faucet leaked as well when in use. This is in contravention of section IV(6)(c) of the Minimum Housing and Health Standards which states that: All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.
- g. The washroom vanity was severely water damaged, warped and swollen all over. This is in 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 wall next to the bathtub at each end was water damaged; the paint was peeled and chipped with mouldy sections exposed. This is in 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. This is also in 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.
- i. The carpet was loose in the bedroom leaving folds in the carpet creating a tripping hazard. 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.
- j. The drywall in the hall was improperly repaired; there were sections that were still damaged, covered with tape, or unfinished. 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.
- k. The caulking at the joint between kitchen wall and backsplash was mouldy. 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.
- l. The bedroom window trim was water damaged and paint beginning to chip. 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.

Unit 3:

- m. The living room window was broken and had a section of glass missing. This is in 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.

Unit 4:

- n. The bedroom floor was missing proper floor covering and had unfinished subfloor exposed. 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.

Unit 5:

- o. There was a security bar locked with a padlock on the bedroom window. This is in contravention of section III(3)(b)(ii) of the Minimum Housing and Health Standards which states that: If the window referred above is provided with security bars, the security bars shall be installed so they may be opened from the inside without the use of any tools or special knowledge.

Unit 6:

- p. There was a security bar locked with a padlock on the bedroom window. This is in contravention of section III(3)(b)(ii) of the Minimum Housing and Health Standards which states that: If the window referred above is provided with security bars, the security bars shall be installed so they may be opened from the inside without the use of any tools or special knowledge.

Unit 7:

- q. There was a security bar locked with a padlock on the bedroom window. This is in contravention of section III(3)(b)(ii) of the Minimum Housing and Health Standards which states that: If the window referred above is provided with security bars, the security bars shall be installed so they may be opened from the inside without the use of any tools or special knowledge.
- r. There was no smoke alarm near the bedroom. This is in 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.
- s. The caulking around the bathtub was mouldy. This is in 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.

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:

Unit 1:

- a. Install a fully functional smoke alarm.
- b. Replace window.

Unit 2:

- c. Remove all damaged kitchen flooring and replace with new flooring material.
- d. Replace all damaged washroom floor tiles.
- e. Clean and disinfect all mould contaminated surfaces in the living room.
- f. Repair the leaks from the kitchen sink drain and faucet.
- g. Replace washroom vanity.
- h. Remove all wet, contaminated, damaged, or mouldy drywall and building materials in the washroom and replace with new building material.
- i. Repair/replace bedroom flooring.
- j. Repair the hallway wall.
- k. Remove mouldy caulking between the kitchen counter and backsplash and re-seal with new sealing material.
- l. Remove all water damaged bedroom window trim and replace with new building material.

Unit 3:

m. Replace window.

Unit 4:

n. Install floor covering.

Unit 5:

o. Remove security bar or install security bar with an approved quick release mechanism.

Unit 6:

p. Remove security bar or install security bar with an approved quick release mechanism.

Unit 7:

q. Remove security bar or install security bar with an approved quick release mechanism.

r. Install a fully functional smoke alarm.

s. Remove old caulking and re-seal with new sealing material.

2. The work referred to in paragraph 1 shall be completed by June 5, 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, May 5, 2017

Confirmation of a verbal order issued to Khadija Ahmad on May 3, 2017.

Rikkie Ma, 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