

ORDER OF AN EXECUTIVE OFFICER

To: Vedran Jakovljevic
"the Owner"

And

1773626 Alberta Ltd.
"the Owner"

RE: Those housing premises located in Calgary, Alberta and municipally described as:
1728 26 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:

Unit 1:

- a. The cupboard underneath the bathroom sink was water damaged.
- b. The cupboard underneath the kitchen sink was water damaged.
- c. There were exposed wires hanging from an uninstalled outlet in the living room.
- d. The paint on the walls of the hallway was cracking and peeling.
- e. The stipple on the ceiling of the hallway was peeling.
- f. The bathtub was chipped making the surface unsmooth and difficult to clean.
- g. There were holes in the back wall of the cabinet underneath the bathroom sink.
- h. The kitchen sink faucet was dripping when the taps were in the full off position.
- i. An electrical outlet cover was missing from an electrical outlet on the south facing wall in the living room.
- j. The lower cupboards on the right side of the sink in the kitchen were broken and detached from the cabinetry.
- k. Insect screens were missing from the living room windows and the back facing bedroom window.
- l. The kitchen window insect screen did not cover the whole window.

Unit 2:

- a. The baseboard behind the toilet in the washroom was water damaged.
- b. The tiles near the faucet in the tub surround were falling off exposing the cavity behind the tub surround.
- c. The bottom panel and back wall of the bathroom cabinet were unfinished.
- d. The tiles by the vent in the washroom were falling off the wall.
- e. The transition strip between the hallway flooring and living room flooring was missing.
- f. A portion of the front of the kitchen cabinets, above the cabinet doors was missing.

- g. The weatherstripping on the front door was broken and coming off the door frame.
- h. The back facing bedroom window was missing an insect screen.

Unit 3:

- a. There were holes in the back wall of the kitchen sink cupboard, which were covered with cardboard.
- b. The paint was bubbling in the top corner of the wall above the sink in the bathroom.
- c. There were missing tiles from the front of the kitchen counter.
- d. The cupboard underneath the kitchen sink was water damaged.
- e. The bathroom sink faucet was leaking.

Unit 4:

- a. The back wall of the kitchen sink cabinet was not properly finished.
- b. The finish was deteriorating on the front facing bedroom window sills.
- c. The seal was missing at the joint of the bathroom sink/counter and the wall and deteriorated in sections.
- d. The kitchen window insect screen was torn and had holes in it.

Unit 5:

- a. The closets in the hall near the washroom were entirely unfinished. There was exposed cement walls, unfinished wood shelves and no doors.
- b. The baseboards were missing in the hall near the washroom.
- c. There was a hole cut in the drywall around the plumbing in the washroom.
- d. There were several cracked and broken ceramic floor tiles in the bathroom and in the kitchen.
- e. The cupboard underneath the kitchen sink was water damaged.

Unit 6:

- a. A smoke alarm was not installed.
- b. The bathroom air duct was sealed shut from the inside. There was no fan and there was no openable window.
- c. Paint was peeling off the wall in the bathroom beside the toilet paper holder.
- d. The grout around the wall tile between the tub and toilet above the baseboard was cracked.
- e. There were cracked shower wall tiles next to the bathtub faucet, and around the shower faucet. Also, there was a gap around the shower faucet.
- f. The finish on the bottom panel of the cabinet underneath the bathroom sink has deteriorated.
- g. The seal at the joint of the floor and the wall and other bathroom structures was missing or deteriorated in sections.
- h. The finish has deteriorated in sections on the wall in the bathroom on top of the baseboards.
- i. There was no ceiling finishes in the hallway leading to the bathroom.
- j. There were several cracked, broken, peeling or otherwise damaged wall tiles in the hall leading to the bathroom.
- k. The insect screen in the front facing living room window was damaged and did not cover

the entire window.

Unit 101:

- a. The trim around the entry door was broken off and missing in a section.
- b. The seal at the joint of the bathroom floor and wall and floor and other bathroom structures was missing and deteriorated in sections.
- c. The drain pipe of the bathroom sink was leaking.
- d. The flooring in the sun room and in the living room near the entry to the sun room was water damaged.
- e. The side facing sunroom window was missing exposing the sunroom directly to the outdoors.
- f. There were screws in the bedroom window that prevent it from closing.
- g. The bedroom window did not have an insect screen.

Unit 102:

- a. There was evidence of bed bugs found in the unit.
- b. There was no battery in the smoke alarm.
- c. The finishes on the cupboards of the lower level cabinets in the kitchen have deteriorated.
- d. The transition strip between the kitchen and living area flooring was missing.
- e. The bathroom sink faucet was leaking, loose and was not secured to the counter.
- f. The toilet tank cover was broken.
- g. The patio door insect screen was torn.

Unit 103:

- a. There were some cracked floor tiles in the hall outside the bedroom.
- b. There was some water staining on the living room ceiling.
- c. The locks were broken on the bedroom window.
- d. The locks were broken on the kitchen window.
- e. The lower kitchen cupboards were water damaged.
- f. The patio door insect screen had holes in it.
- g. The bedroom window insect screen had holes in it.

Unit 104:

- a. There were exposed, uncapped wires in the living room.
- b. There were missing switch plates and electrical outlet covers in the living room.
- c. The trim around the entry door was broken off and missing in a section.
- d. The seal at the joint of the bathroom floor and wall and floor and other bathroom structures was deteriorated or missing in sections.
- e. The kitchen, hall and living room flooring was water damaged and could not join at the seams.
- f. Several flooring tiles in the bathroom were cracked.
- g. The finish on the kitchen counter was peeling.
- h. The caulking along the kitchen counter behind the kitchen sink was cracked and damaged in sections.

- i. A cabinet door was missing in the kitchen.
- j. A drawer front was missing from a drawer in the kitchen.
- k. The smoke alarm in the unit was not operational.
- l. The kitchen counter and cabinets were water damaged and in disrepair.
- m. The bottom panel in the bathroom cabinet was water damaged.
- n. The large bedroom window screen was missing.
- o. The small bedroom window screen was missing.
- p. The patio door insect screen was missing.
- q. The front exterior door had holes and was cracked.
- r. A storm pane was missing from the small bedroom window.

Unit 201:

- a. There were some cracked floor tiles beside the toilet.
- b. A portion of the hall ceiling was mudded but not properly finished.
- c. The locks were broken on the bedroom window.
- d. The smoke alarm in the unit was not operational.
- e. The building material on the overhang above the deck was water damaged and appeared to be rotting.
- f. There were holes in the back wall of the cabinet under the kitchen sink.
- g. The patio door insect screen was torn and had holes in it.

Unit 202:

- a. The finish on the cabinet underneath the kitchen sink was deteriorating.
- b. The smoke alarm was not operational.
- c. The bottom panel of the cabinet under the bathroom sink was water damaged.
- d. The patio door insect screen was torn and had holes in it.
- e. The kitchen window insect screen was torn and had holes in it.

Unit 203:

- a. There was a missing electrical outlet cover on the wall near the access panel in the bedroom.
- b. There was a missing transition strip between the bedroom and hallway flooring.
- c. The lock on the kitchen window was broken.
- d. The locks on the bedroom window were broken.
- e. Mouse droppings were found in the kitchen cabinets.
- f. The smoke alarm was not operational.
- g. The bottom panel of the cabinet underneath the kitchen sink was water damaged.
- h. The cupboards in the cabinet next to the stove were water damaged and warped.
- i. The bathroom fan was not operational.
- j. The kitchen window insect screen was not tight fitting.
- k. A storm pane was missing from the kitchen window.

Unit 204:

- a. An electrical switch plate on the wall next to the kitchen was missing.

- b. The bottom panel of the cupboard underneath the kitchen sink was water damaged.
- c. The locks were broken on the window in the big bedroom.
- d. The patio door insect screen was torn and had holes in it.
- e. The big bedroom window insect screen did not fit the window.
- f. The small bedroom was missing an insect screen.

Unit 205:

- a. The bottom panel of the kitchen sink cabinet was water damaged.
- b. The finish was deteriorated on the bottom panel in the cabinet underneath the bathroom sink.
- c. The transition strip in the hall flooring by the entry door was missing.
- d. The finish was missing around the trim of the entry door.
- e. The bathroom flooring in front of the toilet was torn.
- f. A portion of the cabinetry was broken off underneath the kitchen sink.
- g. The bathtub faucet was leaking.
- h. The smoke alarm in the unit was not operational.
- i. The fan in the bathroom was not operational.
- j. The patio door insect screen was torn.
- k. The insect screen in the bedroom window was missing.

Unit 206:

- a. The bottom panel of the cupboard below the kitchen sink was water damaged.
- b. The bedroom window was unable to lock.
- c. Mice droppings were found in the kitchen cupboards.
- d. The bottom panel of the cabinet under the bathroom sink was water damaged.
- e. The insect screen in the bedroom window had holes in it.

Unit 301:

- a. The finish on the cabinet under the kitchen sink was worn.
- b. The transition strip was missing between the hallway and bedroom flooring.
- c. There was a hole in the wall above the stove.
- d. The finish on the bottom panel of the bathroom sink cabinet was deteriorated.
- e. The kitchen faucet was leaking into the kitchen cabinetry.
- f. The bathroom sink faucet was leaking.
- g. The baseboard and wall by the bathtub in the bathroom were water damaged.
- h. The flooring by the patio door and in the kitchen was water damaged.
- i. The back wall of the bathroom vanity under the sink had a large hole.

Unit 302:

- a. The locks were broken on the bedroom window.
- b. The smoke alarm was not operational.
- c. The patio guard rail is partially detached from the structure of the building.
- d. One of the storm panes was missing from the kitchen window.
- e. The insect screen in the kitchen window did not cover the entire opening of the window.

Unit 303:

- a. The finish was deteriorating in most of the kitchen cupboards.
- b. The lock was broken on the right panel of the bedroom window and the lock was missing on the left panel of the bedroom window.
- c. The smoke alarm in the unit was not operational.
- d. The insect screen was missing in the kitchen window.
- e. The insect screen in the bedroom window had a hole in it.

Unit 304:

- a. The bottom panel of the cabinet in the bathroom was broken and had caved in the middle.
- b. The finish had deteriorated in the kitchen cupboards.
- c. The joint of the floor and the wall and other structures in the bathroom was missing a seal.
- d. Sections of flooring in the bathroom was peeling exposing the subfloor.
- e. The transition strip between the hallway and the large bedroom flooring was missing.
- f. There was damage caused by the door knob to the wall of the small bedroom.
- g. The locks were broken on the small bedroom window.
- h. The locks were broken on the large bedroom window.
- i. There were mouse droppings found in the kitchen cabinets.
- j. The patio door was missing an insect screen.
- k. The small bedroom window screen was too small for the opening of the window.
- l. The insect screen in the large bedroom window had holes in it.

Common areas:

- a. There was a hole in the wall of the 2nd floor laundry room.
- b. The lighting in the common hallways on the 1st, 2nd and 3rd floor did not work.

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. The cupboard underneath the bathroom sink 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.
- b. The cupboard underneath the kitchen sink 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.
- c. There were exposed wires hanging from an uninstalled outlet in the living room. 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.

- d. The paint on the walls of the hallway was cracking and peeling. 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.
- e. The stipple on the ceiling of the hallway was peeling. 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.
- f. The bathtub was chipped making the surface unsmooth and difficult to clean. 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.
- g. There were holes in the back wall of the cabinet underneath the bathroom sink. 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.
- h. The kitchen sink faucet was dripping when the taps were in the full off position. 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.
- i. An electrical outlet cover was missing from an electrical outlet on the south facing wall in the living room. 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.
- j. The lower cupboards on the right side of the sink in the kitchen were broken and detached from the cabinetry. 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.
- k. Insect screens were missing from the living room windows and the back facing bedroom window. This is a contravention of section III(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.
- l. The kitchen window insect screen did not cover the whole window. This is a contravention of section III(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.

Unit 2:

- a. The baseboard behind the toilet in the washroom 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.
- b. The tiles near the faucet in the tub surround were falling off exposing the cavity behind the tub surround. 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.
- c. The bottom panel and back wall of the bathroom cabinet were unfinished. 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.
- d. The tiles by the vent in the washroom were falling off the wall. 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.
- e. The transition strip between the hallway flooring and living room flooring was missing. 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.
- f. A portion of the front of the kitchen cabinets, above the cabinet doors was missing. 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.
- g. The weatherstripping on the front door was broken and coming off the door frame. 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.
- h. The back facing bedroom window was missing an insect screen. This is a contravention of section III(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.

Unit 3:

- a. There were holes in the back wall of the kitchen sink cupboard, which were covered with cardboard. 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.
- b. The paint was bubbling in the top corner of the wall above the sink in the bathroom. 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.
 - c. There were missing tiles from the front of the kitchen counter. This is a 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 cupboard underneath the kitchen sink 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.
 - e. The bathroom sink faucet was leaking. 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.

Unit 4:

- a. The back wall of the kitchen sink cabinet was not properly finished. This is a 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.
- b. The finish was deteriorating on the front facing bedroom window sills. 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.
- c. The seal was missing at the joint of the bathroom sink/counter and the wall and deteriorated 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.
- d. The kitchen window insect screen was torn and had holes in it. This is a contravention of section III(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.

Unit 5:

- a. The closets in the hall near the washroom were entirely unfinished. There was exposed cement walls, unfinished wood shelves and no doors. 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.
- b. The baseboards were missing in the hall near the washroom. 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.
- c. There was a hole cut in the drywall around the plumbing in the washroom. 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.
- d. There were several cracked and broken ceramic floor tiles in the bathroom and in the kitchen. 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 and 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.
- e. The cupboard underneath the kitchen sink 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.

Unit 6:

- a. A smoke alarm was not installed. 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.
- b. The bathroom air duct was sealed shut from the inside. There was no fan and there was no openable window. This is a contravention of 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.
- c. Paint was peeling off the wall in the bathroom beside the toilet paper holder. 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.
- d. The grout around the wall tile between the tub and toilet above the baseboard was cracked. 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.

- e. There were cracked shower wall tiles next to the bathtub faucet, and around the shower faucet. Also, there was a gap around the shower faucet. 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.
- f. The finish on the bottom panel of the cabinet underneath the bathroom sink has deteriorated. 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.
- g. The seal at the joint of the floor and the wall and other bathroom structures was missing or deteriorated 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.
- h. The finish has deteriorated in sections on the wall in the bathroom on top of the baseboards. 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.
- i. There was no ceiling finishes in the hallway leading to 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.
- j. There were several cracked, broken, peeling or otherwise damaged tiles in the hall leading to 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.
- k. The insect screen in the front facing living room window was damaged and did not cover the entire window. This is a contravention of section III(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.

Unit 101:

- a. The trim around the entry door was broken off and missing in a section. 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.

- b. The seal at the joint of the bathroom floor and wall and floor and other bathroom structures was missing and deteriorated 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.
- c. The drain pipe of the bathroom sink was leaking. This is a 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.
- d. The flooring in the sun room and in the living room near the entry to the sun room was water damaged. 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.
- e. The side facing sunroom window was missing exposing the sunroom directly to the outdoors. 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.
- f. There were screws in the bedroom window that prevent it from closing. 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 and section III(3)(a) of the Minimum Housing and Health Standards which states that: Exterior windows and doors shall be capable of being secured.
- g. The bedroom window did not have an insect screen. This is a contravention of section III(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.

Unit 102:

- a. There was evidence of bed bugs found in the unit. 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 battery in the smoke alarm. This is a contravention of section IV(12)(a) of the Minimum Housing and Health Standards which states that: Smoke alarms shall be operational and in good repair at all times.
- c. The finishes on the cupboards of the lower level cabinets in the kitchen have deteriorated. This is a 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 transition strip between the kitchen and living area flooring was missing. 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.
- e. The bathroom sink faucet was leaking, loose and was not secured to the counter. This is a

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.

- f. The toilet tank cover was broken. 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.
- g. The patio door insect screen was torn. This is a contravention of section III(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.

Unit 103:

- a. There were some cracked floor tiles in the hall outside the bedroom. 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.
- b. There was some water staining on the living room ceiling. 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.
- c. The locks were broken on the bedroom window. 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 locks were broken on the kitchen window. 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.
- e. The lower kitchen cupboards were 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.
- f. The patio door insect screen had holes in it. This is a contravention of section III(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.
- g. The bedroom window insect screen had holes in it. This is a contravention of section III(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.

Unit 104:

- a. There were exposed, uncapped wires in the living room. 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.
- b. There were missing switch plates and electrical outlet covers in the living room. 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.

- c. The trim around the entry door was broken off and missing in a section. 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.
- d. The seal at the joint of the bathroom floor and wall and floor and other bathroom structures was deteriorated or 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.
- e. The kitchen, hall and living room flooring was water damaged and could not join at the seams. This is a 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 and 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.
- f. Several flooring tiles in the bathroom were cracked. 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.
- g. The finish on the kitchen counter was peeling. 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.
- h. The caulking along the kitchen counter behind the kitchen sink was cracked and damaged in sections. This is a 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.
- i. A cabinet door was missing in the kitchen. 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. A drawer front was missing from a drawer in the kitchen. 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.
- k. The smoke alarm in the unit was not operational. This is a contravention of section IV(12)(a) of the Minimum Housing and Health Standards which states that: Smoke alarms shall be operational and in good repair at all times.
- l. The kitchen counter and cabinets were water damaged and in disrepair. 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.

- m. The bottom panel in the bathroom cabinet 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.
- n. The large bedroom window screen was missing. This is a contravention of section III(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.
- o. The small bedroom window screen was missing. This is a contravention of section III(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.
- p. The patio door insect screen was missing. This is a contravention of section III(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.
- q. The front exterior door had holes and was cracked. 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.
- r. A storm pane was missing from the small bedroom window. 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.

Unit 201:

- a. There were some cracked floor tiles beside the toilet. 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.
- b. A portion of the hall ceiling was mudded but not properly finished. 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.
- c. The locks were broken on the bedroom window. 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 smoke alarm in the unit was not operational. This is a contravention of section IV(12)(a) of the Minimum Housing and Health Standards which states that: Smoke alarms shall be operational and in good repair at all times.
- e. The building material on the overhang above the deck was water damaged and appeared to be rotting. This is a contravention of section III(3)(c)(i) of the Minimum Housing and Health Standards which states that: Inside or outside stairs or porches including all treads,

risers, supporting structural members, handrails, guards and balconies, shall be maintained in good repair and shall comply with the requirements of the Alberta Building Code or a Professional Engineer design.

- f. There were holes in the back wall of the cabinet under the kitchen sink. 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.
- g. The patio door insect screen was torn and had holes in it. This is a contravention of section III(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.

Unit 202:

- a. The finish on the cabinet underneath the kitchen sink was deteriorating. 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.
- b. The smoke alarm was not operational. This is a contravention of section IV(12)(a) of the Minimum Housing and Health Standards which states that: Smoke alarms shall be operational and in good repair at all times.
- c. The bottom panel of the cabinet under the bathroom sink 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.
- d. The patio door insect screen was torn and had holes in it. This is a contravention of section III(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.
- e. The kitchen window insect screen was torn and had holes in it. This is a contravention of section III(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.

Unit 203:

- a. There was a missing electrical outlet cover on the wall near the access panel in the bedroom. 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.
- b. There was a missing transition strip between the bedroom and hallway flooring. 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.
- c. The lock on the kitchen window was broken. 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 locks on the bedroom window were broken. 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.
 - e. Mouse droppings were found in the kitchen cabinets. 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.
 - f. The smoke alarm was not operational. This is a contravention of section IV(12)(a) of the Minimum Housing and Health Standards which states that: Smoke alarms shall be operational and in good repair at all times.
 - g. The bottom panel of the cabinet underneath the kitchen sink 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.
 - h. The cupboards in the cabinet next to the stove were water damaged and warped. 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. The bathroom fan was not operational. This is a contravention of 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. The kitchen window insect screen was not tight fitting. This is a contravention of section III(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.
 - k. A storm pane was missing from the kitchen window. 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.

Unit 204:

- a. An electrical switch plate on the wall next to the kitchen was missing. 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.
- b. The bottom panel of the cupboard underneath the kitchen sink 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.
- c. The locks were broken on the window in the big bedroom. 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 patio door insect screen was torn and had holes in it. This is a contravention of section III(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.
- e. The big bedroom window insect screen did not fit the window. This is a contravention of section III(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.
- f. The small bedroom window was missing an insect screen. This is a contravention of section III(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.

Unit 205:

- a. The bottom panel of the kitchen sink cabinet 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.
- b. The finish was deteriorated on the bottom panel in the cabinet underneath the bathroom sink. 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.
- c. The transition strip in the hall flooring by the entry door was missing. 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.
- d. The finish was missing around the trim of the entry door. 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.
- e. The bathroom flooring in front of the toilet was torn. 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.
- f. A portion of the cabinetry was broken off underneath the kitchen sink. 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.
- g. The bathtub faucet was leaking. This is a 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.
- h. The smoke alarm in the unit was not operational. This is a contravention of section IV(12)(a) of the Minimum Housing and Health Standards which states that: Smoke alarms shall be operational and in good repair at all times.
- i. The fan in the bathroom was not operational. This is a contravention of 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. The patio door insect screen was torn. This is a contravention of section III(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.
- k. The insect screen in the bedroom window was missing. This is a contravention of section III(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.

Unit 206:

- a. The bottom panel of the cupboard below the kitchen sink 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.
- b. The bedroom window was unable to lock. 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.
- c. Mice droppings were found in the kitchen 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.
- d. The bottom panel of the cabinet under the bathroom sink 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.
- e. The insect screen in the bedroom window had holes in it. This is a contravention of section III(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.

Unit 301:

- a. The finish on the cabinet under the kitchen sink was worn. 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.
- b. The transition strip was missing between the hallway and bedroom flooring. 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.
- c. There was a hole in the wall above the stove. This is a 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 finish on the bottom panel of the bathroom sink cabinet was deteriorated. 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.
 - e. The kitchen faucet was leaking into the kitchen cabinetry. This is a 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.
 - f. The bathroom sink faucet was leaking. This is a 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 baseboard and wall by the bathtub in the bathroom were 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 flooring by the patio door and in the kitchen 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.
 - i. The back wall of the bathroom vanity under the sink had a large hole. 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.

Unit 302:

- a. The locks were broken on the bedroom window. 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.
- b. The smoke alarm was not operational. This is a contravention of section IV(12)(a) of the Minimum Housing and Health Standards which states that: Smoke alarms shall be operational and in good repair at all times.
- c. The patio guard rail is partially detaching from the structure of the building. This is a contravention of section III(3)(c)(i) of the Minimum Housing and Health Standards which states that: Inside or outside stairs or porches including all treads, risers, supporting structural members, handrails, guards and balconies, shall be maintained in good repair and shall comply with the requirements of the Alberta Building Code or a Professional Engineer design.
- d. One of the storm panes was missing from the kitchen window. 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.
- e. The insect screen in the kitchen window did not cover the entire opening of the window. This is a contravention of section III(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.

Unit 303:

- a. The finish was deteriorating in most of the kitchen cupboards. 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.
- b. The lock was broken on the right panel of the bedroom window and the lock was missing on the left panel of the bedroom window. 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.
- c. The smoke alarm in the unit was not operational. This is a contravention of section IV(12)(a) of the Minimum Housing and Health Standards which states that: Smoke alarms shall be operational and in good repair at all times.
- d. The insect screen was missing in the kitchen window. This is a contravention of section III(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.
- e. The insect screen in the bedroom window has a hole in it. This is a contravention of section III(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.

Unit 304:

- a. The bottom panel of the cabinet in the bathroom was broken and had caved in the middle. 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.
- b. The finish had deteriorated in the kitchen cupboards. 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.
- c. The joint of the floor and the wall and other structures in the bathroom was missing a seal. 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.
- d. Sections of flooring in the bathroom was peeling exposing the subfloor. 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.
- e. The transition strip between the hallway and the large bedroom flooring was missing. 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.

- f. There was damage caused by the door knob to the wall of the small bedroom. 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.
- g. The locks were broken on the small bedroom window. 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.
- h. The locks were broken on the large bedroom window. 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.
- i. There were mouse droppings found in the kitchen cabinets. 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.
- j. The patio door was missing an insect screen. This is a contravention of section III(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.
- k. The small bedroom window screen was too small for the opening of the window. This is a contravention of section III(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.
- l. The insect screen in the large bedroom window had holes in it. This is a contravention of section III(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.

Common areas:

- a. There was a hole in the wall of the 2nd floor laundry room. 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.
- b. The lighting in the common hallways on the 1st, 2nd and 3rd floor did not work. This is a contravention of section IV(13) of the Minimum Housing and Health Standards which states that: Every public hallway and stairway in a housing premises with multiple dwellings shall be adequately lighted by natural or artificial light at all times, providing in all parts thereof at least 50 lux of light at each tread or floor level.

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. Remove all water damaged material from the cupboard underneath the bathroom sink, and kitchen sink. Replace all water damaged building material with new building material and refinish.
- b. Install proper electrical fixture or properly cap and stow wires in the living room.
- c. Refinish the hallway ceilings and wall.
- d. Re-glaze the surface of the bathroom bathtub.
- e. Repair and refinish the holes in the back wall of the cabinet underneath the bathroom sink.
- f. Repair or replace the kitchen sink faucet.
- g. Replace missing electrical outlet cover on the south facing wall of the living room.
- h. Repair the cupboards of the lower portion of the kitchen cabinetry on the right side of the sink.
- i. Replace the insect screen in the kitchen window.

Unit 2:

- a. Remove the water damaged baseboard from behind the toilet and replace with a new baseboard.
- b. Replace tiles so the tub surround finish is impervious to moisture, smooth and easy to clean.
- c. Properly finish the entire inside of the bathroom sink cabinet.
- d. Replace the transition strip between the hallway and the living room flooring.
- e. Replace the missing portion the kitchen cabinetry.
- f. Replace broken and torn weatherstripping with new weatherstripping on the front door.
- g. Replace the insect screen on the back facing bedroom window.

Unit 3:

- a. Repair holes and refinish holes in the kitchen sink cupboard
- b. Repair and refinish wall above the sink in the bathroom.
- c. Replace missing tiles from the front facing of the kitchen counter.
- d. Contract the services of a professional pest management company to inspect, treat, and eradicate the bedbug infestation and provide documentation of work completed to an Executive Officer with Alberta Health Services
- e. Remove all water damaged material from the cabinet under the kitchen sink, replace with new material and refinish.
- f. Repair or replace the bathroom sink faucet.

Unit 4:

- a. Properly finish the back wall of kitchen sink cabinet
- b. Refinish the window sills in the front facing bedroom.
- c. Replace the seal at the joint of the bathroom sink and the wall.
- d. Replace the insect screen on the kitchen window.

Unit 5:

- a. Properly finish the walls and shelves in the closet in the hall near the washroom.
- b. Install baseboards in the hall near the washroom.

- c. Properly cover and finish the drywall around the plumbing in the washroom. Access panels may be used if you need access to this area.
- d. Replace all cracked and broken floor tiles in the unit.
- e. Remove all water damaged building material from the cupboard under the kitchen sink, replace with new material and refinish.

Unit 6:

- a. Install an operational smoke alarm.
- b. Install a ventilation fan or openable window in the bathroom.
- c. Re-paint the wall beside the toilet paper holder.
- d. Re-grout around the tiles between the bathtub and toilet.
- e. Replace cracked shower wall tiles and eliminate gap around the shower faucet.
- f. Refinish the bottom panel of the cabinet underneath the bathroom sink.
- g. Reseal the joint of the bathroom floor and wall and other bathroom structures.
- h. Refinish bathroom walls.
- i. Construct and properly finish ceiling in hallway leading to the bathroom
- j. Replace broken tiles in the hall leading to the bathroom.
- k. Replace insect screen in the front facing living room window.

Unit 101:

- a. Replace missing section of trim on entry door.
- b. Reseal the joint of the bathroom floor and wall and other bathroom structures.
- c. Repair bathroom sink drain pipe.
- d. Remove all water damaged flooring in the sun room and the living room near the entry to the sunroom and replace with new flooring.
- e. Replace missing window in the sun room.
- f. Remove screws so bedroom window can close properly.
- g. Replace insect screen in the bedroom window.

Unit 102:

- a. Contract the services of a professional pest management company to inspect, treat, and eradicate the bedbug infestation and provide documentation of work completed to an Executive Officer with Alberta Health Services.
- b. Replace battery or install operational smoke alarm
- c. Refinish lower level cabinets in the kitchen.
- d. Install transition strip on flooring between kitchen and living area.
- e. Repair or replace faucet so it is secured to counter and not leaking.
- f. Replace broken toilet tank cover.
- g. Repair or replace the patio door insect screen.

Unit 103:

- a. Replace the cracked floor tiles in the hall outside the bedroom.
- b. Remove water stained material from the living room ceiling, replace with new material and refinish.
- c. Replace the locks on the kitchen and bedroom windows.

- d. Remove the water damaged kitchen cupboard materials, replace with new material and refinish.
- e. Replace the patio door and bedroom window insect screens.

Unit 104:

- a. Replace missing switch plates and electrical outlet covers.
- b. Properly cap wires or install devices that are to be attached to the wires.
- c. Replace the damaged kitchen, hall and living room flooring.
- d. Replace broken tiles in the bathroom.
- e. Replace or refinish kitchen counter.
- f. Remove water damaged kitchen cupboard and cabinet materials and replace with new material. Ensure the cabinet surface is smooth, non absorbent, and easy to clean.
- g. Replace the caulking along the kitchen counter behind the kitchen sink.
- h. Replace kitchen cabinet door.
- i. Replace drawer or drawer front on the kitchen cabinetry.
- j. Install operational smoke alarm.
- k. Remove water damaged bathroom cabinet material, replace with new material and refinish.
- l. Replace front exterior door.
- m. Replace missing storm pane from the small bedroom window.
- n. Replace the insect screens in the large bedroom window, small bedroom window and patio door.

Unit 201:

- a. Replace the cracked floor tiles beside the toilet.
- b. Finish hallway ceiling.
- c. Replace locks on the bedroom window.
- d. Replace the battery in the smoke alarm or install operational smoke alarm.
- e. Remove all water damaged materials on the overhang above the deck and replace with new building materials. Repair as per requirements of safety codes officer of the City of Calgary.
- f. Seal the gaps around the plumbing for the kitchen sink.
- g. Repair or replace the patio door insect screen.

Unit 202:

- a. Refinish cabinet under the kitchen sink
- b. Replace the battery in the smoke alarm or install operational smoke alarm.
- c. Remove all water damaged material from the bathroom sink cabinet, replace with new material and refinish.
- d. Replace or repair the kitchen window and patio door insect screens.

Unit 203:

- a. Replace missing electrical outlet cover in the bedroom.
- b. Replace the transition strip on the flooring between the bedroom and the hallway.
- c. Replace locks on the kitchen and bedroom windows.

- d. Contract the services of a professional pest management company to inspect, treat, and eradicate the mouse infestation. Provide documentation from the professional pest management company of work completed to an Executive Officer of Alberta Health Services. Documentation must indicate that treatment was completed and that the infestation is no longer active.
- e. Replace the battery in the smoke alarm or install operational smoke alarm.
- f. Remove all damaged material in the kitchen cupboards, replace with new material and refinish.
- g. Install properly sized insect screen in the kitchen window.
- h. Install missing storm pane in the kitchen window.

Unit 204:

- a. Replace the missing switch plate on the wall next to the kitchen.
- b. Remove all water damaged material from the kitchen sink cupboard, replace with new material and refinish.
- c. Replace the broken locks on the big bedroom window.
- d. Replace insect screens in the small bedroom window, big bedroom window and the patio door.

Unit 205:

- a. Remove water damaged material from the kitchen sink cabinet, replace with new material and refinish.
- b. Refinish cabinet in the bathroom sink cabinet.
- c. Replace transition strip from the flooring in the hall by the entry door.
- d. Refinish trim around the entry door.
- e. Repair or replace bathroom flooring.
- f. Replace missing section of the kitchen sink cabinetry.
- g. Repair or replace bathtub faucet.
- h. Replace the battery in the smoke alarm or install operational smoke alarm.
- i. Repair or replace bathroom fan.
- j. Replace or repair the patio door insect screen.
- k. Replace the bedroom window insect screen.

Unit 206:

- a. Replace or re-finish the cupboard below the kitchen sink.
- b. Repair or replace locks on window so the bedroom window is able to lock.
- c. Contract the services of a professional pest management company to inspect, treat, and eradicate the mouse infestation. Provide documentation from the professional pest management company of work completed to an Executive Officer of Alberta Health Services. Documentation must indicate that treatment was completed and that the infestation is no longer active.
- d. Remove water damaged material from the bathroom sink cabinet, replaced with new material and refinish.
- e. Replace insect screen in the bedroom window.

Unit 301:

- a. Refinish the cabinet under the kitchen sink.
- b. Replace transition strip that was missing between the hallway and bedroom flooring.
- c. Repair and refinish the wall above the stove.
- d. Repair and refinish the bathroom sink cabinet.
- e. Repair or replace the kitchen sink faucet so it no longer leaks.
- f. Remove all water damaged baseboard and portions of wall by the bathtub in the bathroom, replace with new material and refinish.
- g. Remove water damaged flooring from the area near the patio door and the kitchen. Replace with new flooring.

Unit 302:

- a. Replace locks on the bedroom window.
- b. Replace the battery in the smoke alarm or install operational smoke alarm.
- c. Repair the patio guard rail as per requirements from Safety Codes Officer of the City of Calgary.
- d. Replace storm pane on the kitchen window.
- e. Replace insect screen in the kitchen window with one that covers the entire opening.

Unit 303:

- a. Refinish the kitchen cupboards.
- b. Replace locks on the bedroom window.
- c. Replace the battery in the smoke alarm or install operational smoke alarm.
- d. Replace the insect screen in the kitchen window.
- e. Replace or repair insect screen in the bedroom window.

Unit 304:

- a. Replace the bottom panel of the bathroom sink cabinet.
- b. Refinish kitchen cupboards.
- c. Reseal the joint of the floor and wall and other bathroom structures.
- d. Repair or replace bathroom flooring.
- e. Install transition strip between the flooring in the large bedroom and the flooring in the hallway.
- f. Repair and refinish the damaged section of the wall in the small bedroom.
- g. Repair locks on the small and large bedroom windows.
- h. Contract the services of a professional pest management company to inspect, treat, and eradicate the mouse infestation. Provide documentation from the professional pest management company of work completed to an Executive Officer of Alberta Health Services. Documentation must indicate that treatment was completed and that the infestation is no longer active before violation can be removed.
- i. Replace the insect screens in the small bedroom window and the large bedroom window.

Common:

- a. Repair the hole in the wall in the second floor laundry room.
- b. Repair lighting in the common hallways on the first, second and third floor.

2. The work referred to in paragraph 1 shall be completed by November 10, 2018

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, August 14, 2018

Confirmation of a written email notification given on August 9, 2018 to Dusan Jak.

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
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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www.albertahealthservices.ca/eph.asp