

**ORDER OF AN EXECUTIVE OFFICER
CLOSED FOR TENANT ACCOMMODATION PURPOSES
ORDER TO VACATE ON OR BEFORE September 1, 2026**

To: Vincent Dang & Marie Dang

“the Owners”

And To: All Occupant(s) of the following Housing premises: 185 MacEwan Glen Drive NW

RE: Those housing premises located in Calgary, Alberta and municipally described as: 185 MacEwan Glen Drive NW

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;

By virtue of the violations noted below, the above noted premises are hereby declared to be **Closed for Tenant Accommodation Purposes**.

I hereby **ORDER** and **DIRECT**:

1. That all occupants vacate the above noted premises.
2. That the Owner(s) ensure all Occupants vacate the above noted premises on or before September 1st, 2026.
3. That the Owner(s) immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Hire a licensed pest control company to treat the property for bedbugs, mice, flies, and wasps. Multiple treatments may be required to fully eradicate all pests. Provide documentation of all pest control services completed.
 - b. Dispose of all garbage and soiled furniture throughout the home.
 - c. Replace all heavily soiled carpeting throughout the home.
 - d. Remove all mouldy and water-damaged building materials from both bathrooms. Repair the source of moisture and properly repair and finish the ceilings in both bathrooms.
 - e. Provide adequate ventilation in the basement bathroom through either natural ventilation or mechanical ventilation. Where an exhaust fan is used, ensure it is properly installed and functioning effectively.
 - f. Repair the tub surround in the basement bathroom by replacing missing tiles and ensuring all underlying materials are properly protected and finished.
 - g. Repair or replace the faucet handles on the basement bathroom sink and ensure the water supply is functioning properly.
 - h. Repair or replace the bathtub faucet in the basement bathroom and ensure it is no longer leaking.

- i. Remove all stored items from the bathtub in the main floor bathroom. Repair or replace the faucet handles and ensure the bathtub is maintained in proper working order.
 - j. Replace the toilet in the main floor bathroom. Ensure the toilet is connected to a functioning water supply and operates properly.
 - k. Install new faucet handles on the bathtub in the main floor bathroom and ensure the fixture is in proper operating condition.
 - l. Repair or replace the vanity cupboards in both bathrooms and install any missing doors.
 - m. Unclog the kitchen sink and ensure it drains properly. Remove all dishes and debris, and clean and sanitize the sink prior to use.
 - n. Repair or replace damaged kitchen cupboards and install any missing doors.
 - o. Repair or replace the kitchen countertop and ensure all surfaces are smooth, non-absorbent, and easily cleanable.
 - p. Remove all clothing and other stored materials from around the hot water tank and furnace. Maintain adequate clearance around all mechanical equipment.
 - q. Repair or replace the hot water tank and ensure it is no longer leaking.
 - r. Remove and properly dispose of all cigarette butts and unnecessary combustible materials from the garage. Maintain the garage in a clean and safe condition.
 - s. Install functioning locks on all openable windows in the home.
 - t. Replace all cracked window glass, including the sidelight window adjacent to the front entrance door and the two basement windows at the rear of the house.
 - u. Install all missing window panes and ensure that all windows are double-paned.
 - v. Install tight-fitting insect screens on all openable windows and maintain them in good repair.
 - w. Decommission any exposed wiring in the home and properly install covers on all electrical outlets.
 - x. Repair or replace all broken light fixtures in the home.
4. That until such time as the work referred to above is completed to the satisfaction of an Executive Officer of Alberta Health Services; the above noted premises shall remain closed for tenant accommodation purposes and secured from unauthorized entry.

These required actions are necessary given the presence of the following conditions identified during inspection 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, in contravention of the Public Health Act, namely:

- a. There was evidence of an active infestation of bedbugs, mice, and flies throughout the house. This is in 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 a wasp nest underneath the staircase leading to the front entrance door. This is in 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.
- c. There was a strong urine odour throughout the house. Garbage was observed throughout the home, and soiled mattresses were present in the bedrooms. The carpets were heavily

stained and saturated with urine. This is a contravention of section 2(1) of the Public Health Act Nuisance and General Sanitation Regulation, 2003 which states that: No person shall create, commit or maintain a nuisance.

- d. Mould was found on the main floor bathroom ceiling and the basement bathroom ceiling and walls. This is a contravention of section 2(1) of the Public Health Act Nuisance and General Sanitation Regulation, 2003 which states that: No person shall create, commit or maintain a nuisance.
- e. The ceiling in the basement bathroom had caved in, exposing wood framing and ductwork. 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.
- f. There was no ventilation in the basement bathroom. This is in 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.
- g. Tiles were missing from the tub surround in the basement bathroom, exposing insulation. 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.
- h. The faucet handles on the basement bathroom sink were broken off, and the water could not be turned on. This is in 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. The bathtub faucet in the basement bathroom was leaking. This is in 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.
- j. The faucet handles for the bathtub in the main floor bathroom were broken, rendering the fixture inoperable. It was evident that the bathtub was not in use, as it was being utilized for storage. This is in contravention of section IV(7) of the Minimum Housing and Health Standards which states that: Except where exempt by regulation, every housing premises shall be provided with plumbing fixtures of an approved type consisting of at least a flush toilet, a wash basin, and a bathtub or shower.
- k. Mould was present on the stucco ceiling in the main floor bathroom. This is a contravention of section 2(1) of the Public Health Act Nuisance and General Sanitation Regulation, 2003 which states that: No person shall create, commit or maintain a nuisance.
- l. The toilet in the main floor bathroom was heavily stained, with no water present in the tank or bowl. This is in 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.

- m. The faucet handles on the bathtub in the main floor bathroom were broken off. This is in 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.
- n. The vanity cupboards in both bathrooms were damaged or missing doors. 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.
- o. The kitchen sink was clogged and not draining. Dishes were piled in the sink, rendering it inaccessible. This is in contravention of section IV(14)(a)(i) of the Minimum Housing and Health Standards which states that: Every housing premises shall be provided with a food preparation area, which includes: a kitchen sink that is supplied with potable hot and cold water and suitably sized to allow preparation of food, washing utensils and any other cleaning operation.
- p. Kitchen cupboards were damaged or missing doors. This is in contravention of section IV(14)(a)(ii) of the Minimum Housing and Health Standards which states that: Every housing premises shall be provided with a food preparation area, which includes: cupboards or other facilities suitable for the storage of food.
- q. The kitchen counter was cracked in several areas. This is in 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.
- r. Clothing was stored around and against the hot water tank and furnace. This is a contravention of section 2(1) of the Public Health Act Nuisance and General Sanitation Regulation, 2003 which states that: No person shall create, commit or maintain a nuisance.
- s. The hot water tank was leaking. This is in 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.
- t. A large number of cigarette butts had been discarded in the attached garage near flammable materials stored inside. This is a contravention of section 2(1) of the Public Health Act Nuisance and General Sanitation Regulation, 2003 which states that: No person shall create, commit or maintain a nuisance.
- u. Locks were missing from all openable windows in the home. This is in 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.
- v. The sidelight window adjacent to the front entrance door 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.
- w. Two basement windows at the rear of the house were 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.

- x. Most of the openable windows were missing one or more panes of glass. This is in 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.
- y. Most of the openable windows were missing insect screens. This is in 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.
- z. Electrical outlet covers were missing throughout the home, and some outlets had exposed wiring. This is in 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.
- aa. There were broken light fixtures throughout the home. This is in 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.

These observed public health nuisance conditions identified during inspection are violations of the Housing Regulation, Alberta Regulation 173/99, and the Minimum Housing and Health Standards, namely:

- a. There was evidence of an active infestation of bedbugs, mice, and flies throughout the house.
- b. There was a wasp nest underneath the staircase leading to the front entrance door.
- c. There was a strong urine odour throughout the house. Garbage was observed throughout the home, and soiled mattresses were present in the bedrooms. The carpets were heavily stained and saturated with urine.
- d. Mould was found on the main floor bathroom ceiling and the basement bathroom ceiling and walls.
- e. The ceiling in the basement bathroom had caved in, exposing wood framing and ductwork.
- f. There was no ventilation in the basement bathroom.
- g. Tiles were missing from the tub surround in the basement bathroom, exposing insulation.
- h. The faucet handles on the basement bathroom sink were broken off, and the water could not be turned on.
- i. The bathtub faucet in the basement bathroom was leaking.
- j. The faucet handles for the bathtub in the main floor bathroom were broken, rendering the fixture inoperable. It was evident that the bathtub was not in use, as it was being utilized for storage.
- k. Mould was present on the stucco ceiling in the main floor bathroom.
- l. The toilet in the main floor bathroom was heavily stained, with no water present in the tank or bowl.
- m. The faucet handles on the bathtub in the main floor bathroom were broken off.
- n. The vanity cupboards in both bathrooms were damaged or missing doors.

- o. The kitchen sink was clogged and not draining. Dishes were piled in the sink, rendering it inaccessible.
- p. Kitchen cupboards were damaged or missing doors.
- q. The kitchen counter was cracked in several areas.
- r. Clothing was stored around and against the hot water tank and furnace.
- s. The hot water tank was leaking.
- t. A large number of cigarette butts had been discarded in the attached garage near flammable materials stored inside.
- u. Locks were missing from all openable windows in the home.
- v. The sidelight window adjacent to the front entrance door was severely cracked.
- w. Two basement windows at the rear of the house were cracked.
- x. Most of the openable windows were missing one or more panes of glass.
- y. Most of the openable windows were missing insect screens.
- z. Electrical outlet covers were missing throughout the home, and some outlets had exposed wiring.
- aa. There were broken light fixtures throughout the home.

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 13, 2026
Confirmation of a verbal order issued to Doug Dewitt on August 12, 2026.

Melody Lee, CPHI(C)
Executive Officer
Environmental Health Officer

If you have any questions regarding the order, contact Environmental Public Health at 1-833-476-4743 or
<https://www.albertahealthservices.ca/eph/eph.aspx>

You have the right to appeal

A person who is directly affected by a decision may appeal the decision by submitting a Notice of Appeal form within ten (10) days after receiving the order to:

Public Health Appeal Board
c/o Central Reception
Main Floor, ATB Place North Tower
10025 Jasper Avenue NW
Edmonton, Alberta, T5J 1S6
Phone: 780-222-5186
Fax: 780-422-0914
Email: HealthAppealBoard@gov.ab.ca

Website: <https://www.alberta.ca/public-health-appeal-board.aspx>

A Notice of Appeal form may be obtained by contacting the Public Health Appeal Board or visiting their website.

Health Legislation, Regulations and Standards

Electronic versions of the Public Health Act and Regulations are available at the Alberta King's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or <https://www.alberta.ca/alberta-kings-printer.aspx>.

Health Legislation and regulations are available for purchase. Please contact Alberta King's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or <https://www.alberta.ca/alberta-kings-printer.aspx>.

Copies of standards are available by visiting: <https://www.alberta.ca/health-standards-and-guidelines.aspx>

Template revised June 2, 2026

Calgary • Southport • Environmental Public Health

10101 Southport Road SW Calgary, Alberta, Canada T2W 3N2

www.albertahealthservices.ca/eph.asp