

ORDER OF AN EXECUTIVE OFFICER

To: 1921247 Alberta LTD.
“the Corporation”

And to:
Gajjan S Mangat
“the Owner”

And to:
Baljinder K. Manga
“the Owner”

RE: Those housing premises located in Calgary, Alberta and municipally described as:
1913 11 Ave 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:

Common:

- a. The glass window pane adjacent to the west exterior door was shattered.
- b. The carpet floor covering in the common areas of the building was ripped, frayed, and worn throughout.

Unit 101:

- a. Caulking along the interior joints of the bathtub was cracked and mouldy.
- b. Some tiles were cracked and others were missing on the rear bathtub surround wall.
- c. The finish was worn on the top edges of the bathroom cupboard doors, exposing bare wood.
- d. The surface of the bathroom cupboard base shelf under the sink was water stained and warped.
- e. The living room windows were missing locks.
- f. The living room windows were missing insect screens.

Unit 102

- a. Bathroom and bedroom baseboards were water stained throughout.
- b. The kitchen sink plumbing was clogged; there was standing water in the sink basin.
- c. Mouse droppings were observed on the base kitchen cupboard shelf under the sink.
- d. The living room window was shattered.
- e. The surface of the kitchen cupboard base shelf under the sink was water stained and the paint finish was worn.

Unit 103

- a. The left side of the living room window was missing a lock.
- b. The plastic covering on the surface of the kitchen cupboard base shelf under the sink was water stained and warped.
- c. Mouse droppings were observed on the floor under the kitchen range.
- d. Caulking along the joint between the kitchen counter top and the wall was worn and mouldy.

Unit 104

- a. The smoke alarm did not work.
- b. The bathroom floor tile in front of the bathroom door was cracked.
- c. The bathroom baseboards surrounding the toilet were water stained and warped.
- d. Bathroom walls 6 inches up from the floor were water stained. On September 15, 2017 the moisture meter measurement of the bathroom walls was between 876-999 REL, indicating high water saturation.
- e. The wall under the electrical outlet in the bedroom was water stained. On September 15, 2017 a moisture meter measurement of 751 REL was obtained the wall was obtained.
- f. The caulking along the interior perimeter of the bathtub was mouldy.
- g. Mouse droppings were observed under the kitchen sink.
- h. The living room window was shattered.
- i. The bedroom windows were missing locks.
- j. When the kitchen sink faucet was turned on, water would spray out from the back of the faucet onto the floor.
- k. The paint finish on the surface of the kitchen cupboard base shelf under the sink was chipped and discoloured.
- l. All openable windows were missing insect screens.

Unit 201

- a. Mouse droppings were observed on the floor under the kitchen range.
- b. The patio door lock did not work.
- c. The patio door was missing a pane of glass.
- d. The main unit door was split along the interior edge beside the deadbolt and bottom locking mechanisms.
- e. The door frame trim was missing on the left side of the main unit door.
- f. There was a hole in the wall adjacent to the main unit door.
- g. The right side of the north bedroom window was missing a lock.
- h. There was a hole in the west facing wall of the north bedroom.
- i. The paint finish on the surface of the kitchen cupboard base shelf under the sink was worn.
- j. The surface of the bathroom cupboard base shelf under the sink was water stained and warped.
- k. The back wall of the bathroom cupboard was water stained. Mould was observed on the lower right corner.
- l. The insect screen frame in the northwest bedroom was bent. There was a gap between the screen and the window frame.
- m. The kitchen countertop finish was chipped and peeling.
- n. The top section of kitchen cupboard in front of the sink was bare wood.
- o. There were gaps in the dining room laminate floor covering near the floor transition bar.

Unit 202

- a. All bedroom windows were missing locks.
- b. The wall above the east bedroom door was water stained, cracked and the paint finish was peeling.
- c. The window in the east bedroom was broken, exposing sharp edges.
- d. A section of caulking was missing along the joint between the bathroom countertop and the wall.
- e. Caulking along the interior joints of the bathtub was either missing or mouldy.
- f. The bathroom floor covering in front of the cupboard was lifting.
- g. Mouse droppings were observed in the kitchen cupboard under the sink and on the floor under the refrigerator.
- h. The paint finish on the surface of the kitchen cupboard base shelf under the sink was chipped and water stained.
- i. There were gaps in the hallway laminate floor covering.
- j. The hallway ceiling was water stained around the light fixture.
- k. The main unit door frame trim was missing on the right side.
- l. All bedroom windows were missing insect screens.

Unit 203

- a. There was a leak from the bathroom hand sink faucet.
- b. The paint finish on the surface of the bathroom cupboard base shelf under the sink was water stained and chipped.
- c. There were multiple water stains on the ceilings in the bathroom and kitchen. The hallway ceiling was badly water stained.
- d. The bottom of the patio screen door was torn.
- e. Mouse droppings were observed in the kitchen cupboard under the sink and on the floor under the refrigerator.
- f. The paint finish on the surface of the kitchen cupboard base shelf under the sink was water stained and chipped.
- g. The lock on the right side of the bedroom window did not work.
- h. The bathroom ventilation fan did not work.

Unit 204

- a. Mouse droppings were observed in the kitchen cupboard under the sink and on the floor under the refrigerator.
- b. The paint finish on the surface of the kitchen cupboard base shelf under the sink was chipped and discoloured.
- c. The toilet was not secured to the floor and there was no seal along the joint between the base of the toilet and the floor covering.
- d. The bathroom ceiling was water stained, bubbled and warped around the perimeter of the ventilation fan.
- e. There was a water stain on the bedroom ceiling adjacent to the closet.
- f. Bedroom window locks did not work.

Unit 205

- a. Mouse droppings were observed in the kitchen cupboard under the sink.
- b. The paint finish on the surface of the kitchen cupboard base shelf under the sink was chipped and discoloured.

- c. Several bathtub surround wall tiles were cracked. The moisture meter measurement between 825 and 999 REL was obtained, indicating high water saturation in the drywall behind the bathtub tile surround.
- d. The paint finish on the surface of the bathroom cupboard base shelf under the sink was chipped and water stained.
- e. The bedroom window was missing a lock on the right side.

Unit 206

- a. The patio door could not be closed or secured due to shattered glass in the sliding door track.
- b. Mouse droppings were observed in the kitchen cupboard under the sink and on the floor under the refrigerator.
- c. The bedroom window lock was missing on the right side.

Unit 301

- a. Bathroom baseboards were water stained and separating from the walls.
- b. The window in the west bedroom was missing a lock on the left side.
- c. The window in the east bedroom was missing a lock on the right side.
- d. There was a leak from the plumbing pipe under the kitchen sink. Water was pooling onto the base shelf of the kitchen cupboard.

Unit 302

- a. The paint finish on the surface of the bathroom cupboard base shelf under the sink was chipped and discoloured.
- b. There were water stains on the living room baseboard under the electrical outlet.
- c. The paint finish on the surface of the kitchen cupboard base shelf under the sink was chipped and discoloured.
- d. All bedroom window locks were broken. The windows could not be secured.
- e. The window pane in the east bedroom was detached from the frame.
- f. The insect screen in the northeast bedroom was bent. There was a gap between the screen and the window frame.

Unit 303

- a. The bathroom linoleum floor covering was peeling and lifting next to the transition bar.
- b. The bathtub faucet was leaking.
- c. Bathroom baseboards were water stained and warped.
- d. Locks were missing on the bedroom and dining room windows.
- e. There was no finish on the surface of the far right lower kitchen cupboard shelf. Bare wood was exposed
- f. Mouse droppings were observed on the floor under the refrigerator.
- g. The east bedroom and kitchen windows were missing insect screens.

Unit 304

- a. Mouse droppings were observed in the kitchen cupboard under the sink and on the floor under the refrigerator and kitchen range.
- b. The surface of the kitchen cupboard base shelf under the sink was chipped, warped and discoloured.
- c. The cover was missing on the electrical outlet behind the refrigerator.
- d. The patio door lock did not work.
- e. A lock was missing on the bedroom window.

- f. The surface of the bathroom cupboard base shelf under the sink was water stained and warped.

Unit 305

- a. The paint finish on the surface of the kitchen cupboard base shelf under the sink was chipped and the shelf was warped.
- b. The bathtub enamel was chipped around the drain.
- c. Locks were missing on the kitchen windows.
- d. There were water stains on the ceiling above the hallway closet.
- e. A floor transition bar was missing between the kitchen and hallway floor coverings.
- f. A floor transition bar was missing between the west bedroom and hallway floor coverings.
- g. The bathroom floor covering surrounding the toilet was badly water stained and lifting. On October 18, 2017 moisture meter readings between 838 and 879 REL were obtained in this area.
- h. The seal along the joint between the bathroom floor and the base of the bathtub was worn and peeling.
- i. The patio door lock did not work.
- j. Bedroom window locks were missing.
- k. There was a hole in the west bedroom wall adjacent to the window.
- l. There was a hole and multiple cracks across the outer pane the south bedroom window.

Unit 401

- a. The bedroom carpet was soiled under the window.
- b. The surface of the kitchen cupboard base shelf under the sink was slightly warped and discoloured.
- c. Mouse droppings were observed in the cupboard under the kitchen sink and on the floor under the kitchen range.
- d. Locks were missing on all bedroom windows.
- e. The back wall of the bathroom cupboard under the sink was water stained.
- f. The bathroom ceiling stipple above the bathtub peeling.
- g. There was no seal along the joint between the bathroom countertop and the wall.
- h. The bathtub faucet was leaking.
- i. The bathroom floor covering in front of the cupboard was unfinished.

Unit 402

- a. Bathroom baseboards were water stained.
- b. The bathroom floor covering was lifting next to the floor transition bar.
- c. The surface of the bathroom cupboard base shelf under the sink was water stained.
- d. Caulking along the interior joints of the bathtub was worn.
- e. Locks were missing on all bedroom windows.
- f. Caulking along the joint between the kitchen countertop and the wall was mouldy.
- g. The surface of the kitchen cupboard base shelf under the sink was water stained and warped.
- h. Mouse droppings were observed in the kitchen cupboard under the sink.

Unit 403

- a. A smoke alarm was not installed.
- b. Locks were missing on all bedroom and kitchen windows.
- c. The patio door insect screen was ripped beside the door handle.

- d. Caulking along the joint between the bathroom countertop and wall was mouldy and missing in some areas.
- e. There was an abundance items cluttered into the west bedroom.
- f. There was a hole in the west bedroom wall above the light switch.
- g. Tape was placed over a large hole in the west bedroom window insect screen.

Unit 404

- a. The surface of the kitchen cupboard base shelf under the sink was chipped and warped.
- b. Mouse droppings were observed in the kitchen cupboard under the sink.
- c. The joint between the bathroom countertop and the wall was not sealed.
- d. A large area of the bathroom ceiling was water stained around the ventilation fan and above the bathtub.
- e. The back wall of the bathroom cupboard shelf under the sink was water stained.
- f. The bathroom ventilation fan did not work.

Unit 405

- a. Door frame trim was missing on the left side of main unit door.
- b. The cover was missing on the electrical outlet in the bedroom.
- c. Covers were missing on heat registers throughout the unit.
- d. The surface of the kitchen cupboard base shelf under the sink was chipped, mouldy, and warped.
- e. Mouse droppings were observed in the kitchen cupboard under the sink and on the floor under the kitchen range.
- f. The kitchen laminate floor covering was warped and separating.
- g. Locks were missing on all bedroom windows.
- h. Water was leaking from the baseboard heat plumbing line in the dining room area.
- i. The interior surface of the bathroom hand sink was rusted. The sink was clogged.
- j. The bathroom ceiling above the bathtub was plastered and unfinished.
- k. The exterior side of the main unit door was broken off around the deadbolt, exposing the interior frame of the door.
- l. The lock was missing on the kitchen window.
- m. The kitchen window was missing an insect screen.

AND WHEREAS such inspection disclosed that the following breaches of the Public Health Act and the Housing Regulation, Alberta Regulation 173/99, and the Minimum Housing and Health Standards exist in and about the above noted premises, namely:

Common:

- a. The glass window pane adjacent to the west exterior door was shattered. 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.
- b. The carpet floor covering in the common areas of the building was ripped, frayed, and worn throughout. This is in contravention of section III(5) of the Minimum Housing and Health Standards which states that: All walls, windows, ceilings, floors, and floor coverings shall be maintained in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean.

Unit 101:

- a. Caulking along the interior joints of the bathtub was cracked and mouldy. This is in contravention of section III(5)(a) of the Minimum Housing and Health Standards which states that: Rooms containing a flush toilet and/or a bathtub or shower shall have walls and floors that are smooth, non-absorbent to moisture and easy to clean. All walls shall form a watertight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower.
- b. Some tiles were cracked and others were missing on the rear bathtub surround wall. 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.
- c. The finish was worn on the top edges of the bathroom cupboard doors, exposing bare wood. 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.
- d. The surface of the bathroom cupboard base shelf under the sink was water stained and warped. 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.
- e. The living room windows were missing locks. 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.
- f. The living room 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.

Unit 102

- a. Bathroom and bedroom baseboards were water stained throughout. 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.
- b. The kitchen sink plumbing was clogged; there was standing water in the sink basin. 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.
- c. Mouse droppings were observed on the base kitchen cupboard shelf under the sink. 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.
- d. The living room window was shattered. 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.

- e. The surface of the kitchen cupboard base shelf under the sink was water stained and the paint finish was worn. 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.

Unit 103

- a. The left side of the living room window was missing a lock. 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.
- b. The plastic covering on the surface of the kitchen cupboard base shelf under the sink was water stained and warped. 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.
- c. Mouse droppings were observed on the floor under the kitchen range. 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.
- d. Caulking along the joint between the kitchen counter top and the wall was worn and mouldy. 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. And section 5(2) of the Public Health Act on Housing Regulation, 2001 which states that: No person shall cause or permit any condition in housing premises that is or may become injurious or dangerous to the public health, including any condition that may hinder in any way the prevention or suppression of disease.

Unit 104

- a. The smoke alarm did not work. This is in contravention of section IV(12) of the Minimum Housing and Health Standards which states that: Smoke alarms within dwellings shall be installed between each sleeping area and the remainder of the suite and, where hallways serve the sleeping areas; the smoke alarms shall be installed within the hallway.
- b. The bathroom floor tile in front of the bathroom door was cracked. 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.
- c. The bathroom baseboards surrounding the toilet were water stained and warped. 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.
- m. Bathroom walls 6 inches up from the floor were water stained. On September 15, 2017 the moisture meter measurement of the bathroom walls was between 876-999 REL, indicating high water saturation. 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.
- n. The wall under the electrical outlet in the bedroom was water stained. On September 15, 2017 a moisture meter measurement of 751 REL was obtained the wall was obtained. 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.

- d. The caulking along the interior perimeter of the bathtub was mouldy. This is in contravention of section 5(2) of the Public Health Act on Housing Regulation, 2001 which states that: No person shall cause or permit any condition in housing premises that is or may become injurious or dangerous to the public health, including any condition that may hinder in any way the prevention or suppression of disease.
- e. Mouse droppings were observed under the kitchen sink. 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.
- f. The living room window was shattered. 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.
- g. The bedroom windows were missing locks. 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.
- h. When the kitchen sink faucet was turned on, water would spray out from the back of the faucet onto the floor. This is in contravention of section IV(6)(c) of the Minimum Housing and Health Standards which states that: All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.
- i. The paint finish on the surface of the kitchen cupboard base shelf under the sink was chipped and discoloured. 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.
- j. All 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.

Unit 201

- a. Mouse droppings were observed on the floor under the kitchen range. 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. The patio door lock did not work. 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.
- c. The patio door was missing a pane 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.
- d. The main unit door was split along the interior edge beside the deadbolt and bottom locking mechanisms. 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.
- e. The door frame trim was missing on the left side of the main unit door. 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 a hole in the wall adjacent to the main unit door. 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.
 - g. The right side of the north bedroom window was missing a lock. 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.
 - h. There was a hole in the west facing wall of the north bedroom. 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.
 - i. The paint finish on the surface of the kitchen cupboard base shelf under the sink was worn. 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..
 - j. The surface of the bathroom cupboard base shelf under the sink was water stained and warped. 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.
 - k. The back wall of the bathroom cupboard was water stained. Mould was observed on the lower right corner. 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. And section 5(2) of the Public Health Act on Housing Regulation, 2001 which states that: No person shall cause or permit any condition in housing premises that is or may become injurious or dangerous to the public health, including any condition that may hinder in any way the prevention or suppression of disease.
 - l. The insect screen frame in the northwest bedroom was bent. There was a gap between the screen and the window frame. 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.
 - m. The kitchen countertop finish was chipped and peeling. 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.
 - n. The top section of kitchen cupboard in front of the sink was bare wood. 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.
 - o. There were gaps in the dining room laminate floor covering near the floor transition bar. This is in contravention of section III(5) of the Minimum Housing and Health Standards which states that: All walls, windows, ceilings, floors, and floor coverings shall be maintained in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean.

Unit 202

- a. All bedroom windows were missing locks. 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.
- b. The wall above the east bedroom door was water stained, cracked and the paint finish was peeling. 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.
- c. The window in the east bedroom was broken, exposing sharp edges. 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.
- d. A section of caulking was missing along the joint between the bathroom countertop and the wall. This is in contravention of section III(5)(a) of the Minimum Housing and Health Standards which states that: Rooms containing a flush toilet and/or a bathtub or shower shall have walls and floors that are smooth, non-absorbent to moisture and easy to clean. All walls shall form a watertight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower.
- e. Caulking along the interior joints of the bathtub was either missing or mouldy. This is in contravention of section III(5)(a) of the Minimum Housing and Health Standards which states that: Rooms containing a flush toilet and/or a bathtub or shower shall have walls and floors that are smooth, non-absorbent to moisture and easy to clean. All walls shall form a watertight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower.
- f. The bathroom floor covering in front of the cupboard was lifting. 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.
- g. Mouse droppings were observed in the kitchen cupboard under the sink and on the floor under the refrigerator. 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.
- h. The paint finish on the surface of the kitchen cupboard base shelf under the sink was chipped and water stained. 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.
- i. There were gaps in the hallway laminate floor covering. This is in contravention of section III(5) of the Minimum Housing and Health Standards which states that: All walls, windows, ceilings, floors, and floor coverings shall be maintained in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean.
- j. The hallway ceiling was water stained around the light fixture. 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.
- k. The main unit door frame trim was missing on the right side. 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.

- i. All bedroom 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.

Unit 203

- a. There was a leak from the bathroom hand sink faucet. This is in contravention of section IV(6)(c) of the Minimum Housing and Health Standards which states that: All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.
- b. The paint finish on the surface of the bathroom cupboard base shelf under the sink was water stained and chipped. 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.
- c. There were multiple water stains on the ceilings in the bathroom and kitchen. The hallway ceiling was badly water stained. 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.
- d. The bottom of the patio screen door was torn. 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.
- e. Mouse droppings were observed in the kitchen cupboard under the sink and on the floor under the refrigerator. 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.
- f. The paint finish on the surface of the kitchen cupboard base shelf under the sink was water stained and chipped. 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.
- g. The lock on the right side of the bedroom window did not work. 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.
- h. The bathroom ventilation fan did not work. 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.

Unit 204

- a. Mouse droppings were observed in the kitchen cupboard under the sink and on the floor under the refrigerator. 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. The paint finish on the surface of the kitchen cupboard base shelf under the sink was chipped and discoloured. 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.
- c. The toilet was not secured to the floor and there was no seal along the joint between the base of the toilet and the floor covering. 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.

- d. The bathroom ceiling was water stained, bubbled and warped around the perimeter of the ventilation fan. The material appears to be bubbling and warped. 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.
- e. There was a water stain on the bedroom ceiling adjacent to the closet. This is in contravention of section III(1)(c) of the Minimum Housing and Health Standards which states that: Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.
- f. Bedroom window locks did not work. 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.

Unit 205

- a. Mouse droppings were observed in the kitchen cupboard under the sink. 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. The paint finish on the surface of the kitchen cupboard base shelf under the sink was chipped and discoloured. 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.
- c. Several bathtub surround wall tiles were cracked. The moisture meter measurement between 825 and 999 REL was obtained, indicating high water saturation in the drywall behind the bathtub tile surround. 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.
- d. The paint finish on the surface of the bathroom cupboard base shelf under the sink was chipped and water stained. 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.
- e. The bedroom window was missing a lock on the right side. 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.

Unit 206

- a. The patio door could not be closed or secured due to shattered glass in the sliding door track. 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.
- b. Mouse droppings were observed in the kitchen cupboard under the sink and on the floor under the refrigerator. 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. The bedroom window lock was missing on the right side. 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.

Unit 301

- a. Bathroom baseboards were water stained and separating from the walls. 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.
- b. The window in the west bedroom was missing a lock on the left side. 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.
- c. The window in the east bedroom was missing a lock on the right side. 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.
- d. There was a leak from the plumbing pipe under the kitchen sink. Water was pooling onto the base shelf of the kitchen cupboard. This is in contravention of section IV(6)(c) of the Minimum Housing and Health Standards which states that: All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.

Unit 302

- a. The paint finish on the surface of the bathroom cupboard base shelf under the sink was chipped and discoloured. 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.
- b. There were water stains on the living room baseboard under the electrical outlet. 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.
- c. The paint finish on the surface of the kitchen cupboard base shelf under the sink was chipped and discoloured. 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.
- d. All bedroom window locks were broken. The windows could not be secured. 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.
- e. The window pane in the east bedroom was detached from the frame. 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.
- f. The insect screen in the northeast bedroom was bent. There was a gap between the screen and the window frame. 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.

Unit 303

- a. The bathroom linoleum floor covering was peeling and lifting next to the transition bar. 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.

- b. The bathtub faucet was leaking. This is in contravention of section IV(6)(c) of the Minimum Housing and Health Standards which states that: All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.
- c. Bathroom baseboards were water stained and warped. 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.
- d. Locks were missing on the bedroom and dining room windows. 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.
- e. There was no finish on the surface of the far right lower kitchen cupboard shelf. Bare wood was exposed. 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.
- f. Mouse droppings were observed on the floor under the refrigerator. 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.
- g. The east bedroom and kitchen 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.

Unit 304

- a. Mouse droppings were observed in the kitchen cupboard under the sink and on the floor under the refrigerator and kitchen range. 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. The surface of the kitchen cupboard base shelf under the sink was chipped, warped and discoloured. 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.
- c. The cover was missing on the electrical outlet behind the refrigerator. 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.
- d. The patio door lock did not work. 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.
- e. A lock was missing on the bedroom window. 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.
- f. The surface of the bathroom cupboard base shelf under the sink was water stained and warped. 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.

Unit 305

- a. The paint finish on the surface of the kitchen cupboard base shelf under the sink was chipped and the shelf was warped. 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.
- b. The bathtub enamel was chipped around the drain. This is in contravention of section 5(2) of the Public Health Act on Housing Regulation, 2001 which states that: No person shall cause or permit any condition in housing premises that is or may become injurious or dangerous to the public health, including any condition that may hinder in any way the prevention or suppression of disease.
- c. Locks were missing on the kitchen windows. 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.
- d. There were water stains on the ceiling above the hallway closet. 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.
- e. A floor transition bar was missing between the kitchen and hallway floor coverings. 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. A floor transition bar was missing between the west bedroom and hallway floor coverings. 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.
- g. The bathroom floor covering surrounding the toilet was badly water stained and lifting. On October 18, 2017 moisture meter readings between 838 and 879 REL were obtained in this area. This is in contravention of section III(1)(c) of the Minimum Housing and Health Standards which states that: Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.
- h. The seal along the joint between the bathroom floor and the base of the bathtub was worn and peeling. 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.
- i. The patio door lock did not work. 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.
- j. Bedroom window locks were missing. 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.
- k. There was a hole in the west bedroom wall adjacent to the window. 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.

- i. There was a hole and multiple cracks across the outer pane the south bedroom window. This is in contravention of section III(2)(b)(i) of the Minimum Housing and Health Standards which states that: All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof.

Unit 401

- a. The bedroom carpet was soiled under the window. 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.
- b. The surface of the kitchen cupboard base shelf under the sink was slightly warped and discoloured. 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.
- c. Mouse droppings were observed in the cupboard under the kitchen sink and on the floor under the kitchen range. 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.
- d. Locks were missing on all bedroom windows. 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.
- e. The back wall of the bathroom cupboard under the sink was water stained. This is in contravention of section III(1)(c) of the Minimum Housing and Health Standards which states that: Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.
- f. The bathroom ceiling stipple above the bathtub peeling. 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.
- g. There was no seal along the joint between the bathroom countertop and the wall. 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 bathtub faucet was leaking. This is in contravention of section IV(6)(c) of the Minimum Housing and Health Standards which states that: All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.
- i. The bathroom floor covering in front of the cupboard was unfinished. 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.

Unit 402

- a. Bathroom baseboards were water stained. 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.
- b. The bathroom floor covering was lifting next to the floor transition bar. 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.
- c. The surface of the bathroom cupboard base shelf under the sink was water stained. 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.
- d. Caulking along the interior joints of the bathtub was worn. This is in contravention of section III(5)(a) of the Minimum Housing and Health Standards which states that: Rooms containing a flush toilet and/or a bathtub or shower shall have walls and floors that are smooth, non-absorbent to moisture and easy to clean. All walls shall form a watertight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower.
- e. Locks were missing on all bedroom windows. 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.
- f. Caulking along the joint between the kitchen countertop and the wall was mouldy. This is in contravention of section 5(2) of the Public Health Act on Housing Regulation, 2001 which states that: No person shall cause or permit any condition in housing premises that is or may become injurious or dangerous to the public health, including any condition that may hinder in any way the prevention or suppression of disease.
- g. The surface of the kitchen cupboard base shelf under the sink was water stained and warped. This is in contravention of section III(1)(c) of the Minimum Housing and Health Standards which states that: Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.
- h. Mouse droppings were observed in the kitchen cupboard under the sink. 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.

Unit 403

- a. A smoke alarm was not installed. This is in contravention of section IV(12) of the Minimum Housing and Health Standards which states that: Smoke alarms within dwellings shall be installed between each sleeping area and the remainder of the suite and, where hallways serve the sleeping areas; the smoke alarms shall be installed within the hallway.
- b. Locks were missing on all bedroom and kitchen windows. 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.
- c. The patio door insect screen was ripped beside the door handle. 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.

- d. Caulking along the joint between the bathroom countertop and wall was mouldy and missing in some areas. This is in contravention of section III(5)(a) of the Minimum Housing and Health Standards which states that: Rooms containing a flush toilet and/or a bathtub or shower shall have walls and floors that are smooth, non-absorbent to moisture and easy to clean. All walls shall form a watertight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower.
- e. There was an abundance items cluttered into the west bedroom. This is in contravention of section 5(2) of the Public Health Act on Housing Regulation, 2001 which states that: No person shall cause or permit any condition in housing premises that is or may become injurious or dangerous to the public health, including any condition that may hinder in any way the prevention or suppression of disease.
- f. There was a hole in the west bedroom wall above the light switch. 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.
- g. Tape was placed over a large hole in the west bedroom window insect screen. 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.

Unit 404

- a. The surface of the kitchen cupboard base shelf under the sink was chipped and warped. 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.
- b. Mouse droppings were observed in the kitchen cupboard under the sink. 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. The joint between the bathroom countertop and the wall was not sealed. 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.
- d. A large area of the bathroom ceiling was water stained around the ventilation fan and above the bathtub. 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.
- e. The back wall of the bathroom cupboard shelf under the sink was water stained. This is in contravention of section III(1)(c) of the Minimum Housing and Health Standards which states that: Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.
- f. The bathroom ventilation fan did not work. 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.

Unit 405

- a. Door frame trim was missing on the left side of main unit door. 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.
- b. The cover was missing on the electrical outlet in the bedroom. 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.
- c. Covers were missing on heat registers throughout the unit. 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.
- d. The surface of the kitchen cupboard base shelf under the sink was chipped, mouldy, and warped. 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.
- e. Mouse droppings were observed in the kitchen cupboard under the sink and on the floor under the kitchen range. 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.
- f. The kitchen laminate floor covering was warped and separating. This is in contravention of section III(5)(b) of the Minimum Housing and Health Standards which states that: Rooms and sections of rooms that are used for food preparation and cooking shall have walls and floors constructed of materials which do not provide harbourage to dirt, grease, vermin and bacteria and that are easily kept clean.
- g. Locks were missing on all bedroom windows. 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.
- h. Water was leaking from the baseboard heat plumbing line in the dining room area. This is in contravention of section IV(6)(c) of the Minimum Housing and Health Standards which states that: All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.
- i. The interior surface of the bathroom hand sink was rusted. The sink was clogged. This is in contravention of section IV(6)(c) of the Minimum Housing and Health Standards which states that: All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside. And section 5(2) of the Public Health Act on Housing Regulation, 2001 which states that: No person shall cause or permit any condition in housing premises that is or may become injurious or dangerous to the public health, including any condition that may hinder in any way the prevention or suppression of disease.
- j. The bathroom ceiling above the bathtub was plastered and unfinished. This is in contravention of section III(5) of the Minimum Housing and Health Standards which states that: All walls, windows, ceilings, floors, and floor coverings shall be maintained in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean.
- k. The exterior side of the main unit door was broken off around the deadbolt, exposing the interior frame of the door. 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.

- l. The lock was missing on the kitchen window. 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.
- m. The kitchen window was missing an insect screen. 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.

NOW THEREFORE, I hereby **ORDER** and **DIRECT**:

1. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:

Common:

- a. Retain the services of a professional pest control company to assess, treat, and eradicate the mouse infestation throughout the building. Provide all pest control documentation to an Alberta Health Services Executive Officer.
- b. Replace the pane of glass adjacent to the exterior door.
- c. Properly repair damaged common area carpets or remove the carpet and replace with a new floor covering.

Unit 101:

- a. Remove cracked and mouldy bathtub caulking and apply a new seal to the interior bathtub joints.
- b. Replace broken and missing bathtub surround tiles.
- c. Refinish the top edges of the bathroom cupboard doors so they are smooth, non-absorbent to moisture and easy to clean.
- d. Remove the bathroom cupboard base shelf under the sink and install a new base shelf. Ensure the surface finish is smooth, non-absorbent to moisture and easy to clean.
- e. Install effective locks on all openable windows.
- f. Install tight fitting insect screens on all openable windows.

Unit 102

- a. Remove all water damaged baseboards in the bathroom and bedroom. Install new baseboards in the bathroom and bedroom.
- b. Unclog the kitchen sink. Ensure the kitchen sink plumbing and drainage system is operational and maintained in good repair.
- c. Replace living room window.
- d. Resurface the kitchen cupboard base shelf under the sink so it is smooth, non-absorbent to moisture and easy to clean.

Unit 103

- a. Install effective locks on all openable windows.
- b. Remove the water stained and warped plastic material on the surface of the kitchen cupboard base shelf. Ensure the surface of the shelf is smooth, non-absorbent to moisture and easy to clean.
- c. Remove worn and mouldy caulking and apply a new seal along the joint between the kitchen countertop and the wall.

Unit 104

- a. Install a smoke alarm in the hallway between bedrooms and ensure it operational at all times.
- b. Replace the cracked floor tile.
- c. Remove all water damaged bathroom baseboards and install new baseboards.
- d. Remove water affected drywall surrounding the toilet at least 1 foot from the floor. Remove all potentially water affected insulation. Clean the remaining area and schedule a re-inspection with an Alberta Health Services Executive Officer to verify that all water damaged materials have been removed, the remaining area is clean and dry and to grant approval to reconstruct with new materials.
- e. Assess the electrical outlet and repair all deficiencies. Remove all water damaged drywall at least 1 foot from the floor in the bedroom under and around the electrical outlet and remove all potentially water affected insulation. Schedule a re-inspection with an Alberta Health Services Executive Officer to verify that all water damaged materials have been removed, the remaining area is clean and dry and to grant approval to reconstruct with new materials.
- f. Remove mouldy caulking along the interior joints of the bathtub and apply a new seal.
- g. Replace the living room window.
- h. Install effective locks on all openable windows.
- i. Repair or replace kitchen faucet to stop the leak.
- j. Resurface the kitchen cupboard base shelf under the sink so it is smooth, non-absorbent to moisture and easy to clean.
- k. Install tight fitting insect screens on all openable windows.

Unit 201

- a. Repair or replace patio door lock so the door can be secured.
- b. Install the missing glass patio door pane.
- c. Replace the main unit door.
- d. Replace the missing portion of the main unit door frame trim.
- e. Repair the hole in the wall adjacent to the main unit door and apply a finish to the wall.
- f. Install effective locks on all openable windows.
- g. Repair the hole in the west facing wall of the north bedroom.
- h. Resurface the base shelf of the kitchen cupboard under the sink so it is smooth, non-absorbent to moisture and easy to clean.
- i. Remove the base shelf of the bathroom cupboard under the sink and replace with new materials. Ensure the surface of the shelf is smooth, non-absorbent to moisture and easy to clean.
- j. Remove the bathroom cupboard back wall under the sink. Install new back cupboard wall and ensure the finish is smooth, non-absorbent to moisture and easy to clean.
- k. Repair or replace so the insect screen on window in northwest bedroom so it is tight fitting.
- l. Repair or replace kitchen countertop so it is smooth, non-absorbent to moisture and easy to clean.
- m. Resurface the top section of the kitchen cupboard in front of the sink so it is smooth, non-absorbent to moisture and easy to clean.
- n. Repair or replace dining room flooring so there are no gaps.

Unit 202

- a. Install effective locks on all openable windows.

- b. Remove all water damaged drywall and insulation above the east bedroom door. Schedule a re-inspection with an Alberta Health Services Executive Officer to verify that all water damaged materials have been removed, the remaining area is clean and dry and to grant approval to reconstruct with new materials.
- c. Replace window in east bedroom.
- d. Seal the joint between the bathroom countertop and the wall.
- e. Remove mouldy caulking along the interior bathtub joints and apply a new seal.
- f. Repair the bathroom floor covering in front of the cupboard so it is smooth and the edges are watertight.
- g. Resurface the kitchen cupboard base shelf under the sink so it is smooth, non-absorbent to moisture and easy to clean.
- h. Repair or replace hallway flooring so there are no gaps in the flooring.
- i. Remove all water damaged ceiling materials around the light fixture in the hallway. Schedule a re-inspection with an Alberta Health Services Executive Officer to verify that all water damaged materials have been removed, the remaining area is clean and dry and to grant approval to reconstruct with new materials.
- j. Install missing door frame trim for the main unit door.
- k. Install tight fitting insect screens on all openable windows.

Unit 203

- a. Repair or replace bathroom hand sink faucet to stop the leak.
- b. Resurface the base shelf of the bathroom cupboard shelf under the sink so it is smooth, non-absorbent to moisture and easy to clean.
- c. Find and repair the source of water infiltration through the unit ceilings. Remove all water damaged ceiling materials including: stipple ceiling and insulation in the washroom, hallway, and kitchen area. Schedule a re-inspection with an Alberta Health Services Executive Officer to verify that all water damaged materials have been removed, the remaining area is clean and dry and to grant approval to reconstruct with new materials.
- d. Repair or replace patio insect screen.
- e. Resurface the kitchen cupboard base shelf under the sink so it is smooth, non-absorbent to moisture and easy to clean.
- f. Install effective locks on all openable windows.
- g. Repair or replace bathroom ventilation fan so warm moist air is drawn out of the bathroom area.

Unit 204

- a. Resurface the kitchen cupboard base shelf under the sink so it is smooth, non-absorbent to moisture and easy to clean.
- b. Properly secure the toilet to the floor and apply a watertight seal around the joint between the base of the toilet and the floor covering.
- c. Remove all water damaged ceiling materials around the bathroom ventilation fan. Schedule a re-inspection with an Alberta Health Services Executive Officer to verify that all water damaged materials have been removed, the remaining area is clean and dry and to grant approval to reconstruct with new materials.
- d. Remove water damaged ceiling material in the bedroom adjacent to the closet. Schedule a re-inspection with an Alberta Health Services Executive Officer to verify that all water damaged materials have been removed, the remaining area is clean and dry and to grant approval to reconstruct with new materials.
- e. Install effective locks on all openable windows.

Unit 205

- a. Resurface the kitchen cupboard base shelf under the sink so it is smooth, non-absorbent to moisture and easy to clean.
- b. Remove the bathtub tile surround wall at least 2 feet from the tub. Remove all potentially water damaged insulation and deteriorated wood frame. Clean and disinfect the opened area and allow time to dry. Schedule a re-inspection with an Alberta Health Services Executive Officer to verify that all water damaged materials have been removed, the remaining area is clean and dry and to grant approval to reconstruct with new materials.
- c. Resurface the bathroom cupboard base shelf under the sink so it is smooth, non-absorbent to moisture and easy to clean.
- d. Install effective locks on all openable windows.

Unit 206

- a. Remove pieces of glass in the patio sliding door track so the door can be closed and secured.
- b. Install effective locks on all openable windows.

Unit 301

- a. Remove water damaged bathroom baseboards and properly install new baseboards.
- b. Install effective locks on all openable windows.
- c. Repair or replace plumbing under the kitchen sink so it is no longer leaking.
- d. Remove the kitchen cupboard base shelf under the sink. Install a new base shelf and ensure the surface is smooth, non-absorbent to moisture and easy to clean.

Unit 302

- a. Resurface the bathroom cupboard base shelf under the sink so it is smooth, non-absorbent to moisture and easy to clean.
- b. Remove all water damaged baseboard in the living room and install new baseboards.
- c. Resurface the kitchen cupboard base shelf under the sink so it is smooth, non-absorbent to moisture and easy to clean.
- d. Install effective locks on all openable windows.
- e. Repair or replace the window pane in the east bedroom so the pane is properly set in the frame.
- f. Repair or replace bent insect screen in the northeast bedroom so that there are no gaps between the insect screen and the window frame.

Unit 303

- a. Repair or replace the bathroom floor covering so there are no loose or lifting sections.
- b. Repair or replace the bathtub faucet to stop the leak.
- c. Remove all water damaged and warped bathroom baseboards and replace with new baseboards.
- d. Install effective locks on all openable windows.
- e. Apply a finish to the lower kitchen cupboard shelf so it is smooth, non-absorbent to moisture and easy to clean.
- f. Install tight fitting insect screens on all openable windows.

Unit 304

- a. Remove the kitchen cupboard base shelf under the sink. Install a new base shelf and ensure the surface is smooth, non-absorbent to moisture and easy to clean.

- b. Install a cover on the electrical outlet behind the refrigerator.
- c. Repair or replace patio door lock so the door can be secured.
- d. Install effective locks on all openable windows.
- e. Remove the bathroom cupboard base shelf under the sink. Install a new base shelf and ensure the surface is smooth, non-absorbent to moisture and easy to clean,

Unit 305

- a. Remove the kitchen cupboard base shelf under the sink. Install a new base shelf and ensure the surface is smooth, non-absorbent to moisture and easy to clean,
- b. Re-glaze the bathtub enamel around the drain.
- c. Install effective locks on all openable windows.
- d. Remove all water damaged ceiling materials in the hallway above the closet. Schedule a re-inspection with an Alberta Health Services Executive Officer to verify that all water damaged materials have been removed, the remaining area is clean and dry and to grant approval to reconstruct with new materials.
- e. Install a floor transition bar between the kitchen and hallway floor coverings.
- f. Install a floor transition bar between the west bedroom and hallway floor coverings.
- g. Remove all water damaged flooring in the washroom and install a new floor covering.
- h. Ensure the bathroom floor covering forms water tight joints with the base of the bathtub, the toilet, the base of the cupboard and walls.
- i. Install effective locks on all openable windows.
- j. Repair or replace patio door lock so the door can be secured.
- k. Repair the hole in the west bedroom wall adjacent to the window. Apply a finish to the repaired wall.
- l. Replace the window in the south bedroom.

Unit 401

- a. Clean the soiled carpet below the bedroom window.
- b. Resurface the kitchen cupboard base shelf under the sink so it is smooth, non-absorbent to moisture and easy to clean.
- c. Install effective locks on all openable windows.
- d. Remove the water damaged back wall of the bathroom cupboard under the sink. Install a new back wall for the bathroom cupboard and Ensure the surface is smooth, non-absorbent to moisture and easy to clean.
- e. Resurface bathroom ceiling.
- f. Apply a seal along the joint between the bathroom countertop and the wall.
- g. Repair or replace bathtub faucet to stop the leak
- h. Finish the bathroom flooring so it is smooth, non-absorbent to moisture and easy to clean. Ensure the flooring forms watertight joints with the walls, toilet, the base of the bathtub and the base of the cupboard.

Unit 402

- a. Remove all water damaged bathroom baseboards and install new baseboards.
- b. Repair or replace washroom flooring so it is smooth, non-absorbent to moisture and easy to clean.
- c. Resurface the bathroom cupboard base shelf under the sink so it is smooth, non-absorbent to moisture and easy to clean.
- d. Remove worn caulking along the interior joints of the bathtub and apply a new watertight seal.
- e. Install effective locks on all openable windows.

- f. Remove mouldy caulking along the joint between the kitchen countertop and the wall and apply a new seal.
- g. Remove the kitchen cupboard base shelf under the sink. Install a new base shelf and ensure the surface is smooth, non-absorbent to moisture and easy to clean.

Unit 403

- a. Install a smoke alarm in the hallway between bedrooms and ensure it is operational at all times.
- b. Install effective locks on all openable windows.
- c. Properly repair or replace patio insect screen.
- d. Remove mouldy caulking along the joint between the bathroom countertop and the wall and apply a watertight seal.
- e. Declutter the west bedroom.
- f. Repair the hole in the wall above the light switch in west bedroom. Apply a finish to the repaired wall.
- g. Replace the west bedroom window insect screen.

Unit 404

- a. Remove the kitchen cupboard base shelf under the sink. Install a new base shelf and ensure the surface is smooth, non-absorbent to moisture and easy to clean.
- b. Seal the joint between the bathroom countertop and the wall.
- c. Remove all water damaged ceiling materials surrounding the bathroom ventilation fan including: stipple ceiling and insulation. Schedule a re-inspection with an Alberta Health Services Executive Officer to verify that all water damaged materials have been removed, the remaining area is clean and dry and to grant approval to reconstruct with new materials.
- d. Remove the bathroom cupboard back wall under the sink. Install a new back wall and ensure the surface is smooth, non-absorbent to moisture and easy to clean.
- e. Repair or replace the bathroom ventilation fan so warm moist air is drawn out of the bathroom area.

Unit 405

- a. Install door frame trim on the left side of the main unit door.
- b. Install a cover on the bedroom electrical outlet.
- c. Install appropriate covers on heat registers throughout the unit.
- f. Remove the kitchen cupboard base shelf under the sink. Install a new base shelf and ensure the surface is smooth, non-absorbent to moisture and easy to clean.
- d. Replace the kitchen floor covering so it is smooth, free of gaps and easy to clean.
- e. Install effective locks on all openable windows.
- f. Repair the dining room baseboard heat plumbing pipe to stop the leak.
- g. Reglaze the surface of the bathroom hand sink or replace the hand sink.
- h. Unclog the bathroom hand sink plumbing and ensure the plumbing is maintained in good repair.
- i. Resurface the plastered section of the bathroom ceiling above the bathtub to match the existing ceiling surface.
- j. Repair or replace the main unit door.
- k. Install tight fitting insect screens on all openable windows.

2. The work referred to in paragraph 1 shall be completed by **July 18, 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, April 30, 2018

Confirmation of a verbal order issued to Baljinder K. Mangat on April 20, 2018.

Rikkie Ma, CPHI(C)
Executive Officer
Alberta Health Services

You have the right to appeal

A person who a) is directly affected by a decision of a Regional Health Authority, and
 b) feels himself aggrieved by the decision

may appeal the decision by submitting a Notice of Appeal form within ten (10) days after receiving the order to:

Public Health Appeal Board
c/o Central Reception
Main Floor, Telus Plaza North Tower
10025 Jasper Avenue NW
Edmonton, Alberta, T5J 1S6
Phone: 780-222-5186
Fax: 780-422-0914
Email: HealthAppealBoard@gov.ab.ca
Website: <http://www.health.alberta.ca/about/PHAB.html>

A Notice of Appeal form may be obtained by contacting Alberta Health Services at 780-342-0122 or by contacting the Public Health Appeal Board.

Health Legislation, Regulations and Standards

Electronic versions of the Public Health Act and Regulations are available at the Alberta Queen's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or www.qp.gov.ab.ca.

Health Legislation and regulations are available for purchase. Please contact Alberta Queen's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or www.qp.gov.ab.ca.

Copies of standards are available by contacting the Health Protection Branch of Alberta Health at 780-427-4518 or by visiting: www.health.alberta.ca/about/health-legislation.html

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www.albertahealthservices.ca/eph.asp