

ORDER OF AN EXECUTIVE OFFICER

To: Hui Nicholas Chun Kee
"the Owner"

And to: Muhammad Elahi
"the Property Manager"

And to: Andrew Chen
"the Property Manager"

RE: Those housing premises located in Calgary, Alberta and municipally described as:
208 Temple Close NE – Common

WHEREAS I, an **Executive Officer** of **Alberta Health Services**, have inspected the above noted premises pursuant to the provisions of the Public Health Act, RSA 2000, c. P-37, as amended;

AND WHEREAS such inspection disclosed that the following conditions exist in and about the above noted premises which are or may become injurious or dangerous to the public health or which might hinder in any manner the prevention or suppression of disease, namely:

- a. There was no smoke alarm installed to serve the basement bedrooms.
- b. There was a significant amount of water leaking from a pipe under the kitchen sink. A catchment bucket full of water was observed under the sink.
- c. The surface of the rear exterior patio (above the garage) was observed to be in disrepair. Deck boards were rotten and splintering.
- d. The upstairs bathroom ventilation fan was not operational when turned on, and the vent cover was missing.
- e. The wall vent cover located in the hallway outside of the upper east bedroom was not properly secured in place, exposing a large hole in the wall.
- f. There was a kitchen cupboard door missing in the basement kitchen.
- g. There was a missing spindle along the guard rail nearest to the front door. As a result, a gap greater than 4 inches was observed.
- h. An insect screen was missing for the openable window in the upper east bedroom (facing the backyard).

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

- a. There was no smoke alarm installed to serve the basement bedrooms. This is a contravention of section IV(12) of the Minimum Housing and Health Standards which states that: Smoke alarms within dwellings shall be installed between each sleeping area and the remainder of the suite and, where hallways serve the sleeping areas; the smoke alarms shall be installed within the hallway.

- b. There was a significant amount of water leaking from a pipe under the kitchen sink. A catchment bucket full of water was observed under the sink. This is a contravention of section IV(6)(c) of the Minimum Housing and Health Standards which states that: All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.
- c. The surface of the rear exterior patio (above the garage) was observed to be in disrepair. Deck boards were rotten and splintering. This is a contravention of section III(3)(c)(i) of the Minimum Housing and Health Standards which states that: Inside or outside stairs or porches including all treads, risers, supporting structural members, handrails, guards and balconies, shall be maintained in good repair and shall comply with the requirements of the Alberta Building Code or a Professional Engineer design.
- d. The upstairs bathroom ventilation fan was not operational when turned on, and the vent cover was missing. This is a contravention of section IV(7)(c) of the Minimum Housing and Health Standards which states that: All rooms containing a flush toilet and/or bathtub or shower shall be provided with natural or mechanical ventilation. This is also a contravention of section III(5) of the Minimum Housing and Health Standards which states that: All walls, windows, ceilings, floors, and floor coverings shall be maintained in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean.
- e. The wall vent cover located in the hallway outside of the upper east bedroom was not properly secured in place, which exposed a large hole in the wall. This is a contravention of section III(5) of the Minimum Housing and Health Standards which states that: All walls, windows, ceilings, floors, and floor coverings shall be maintained in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean.
- f. There was a kitchen cupboard door missing in the basement kitchen. This is a contravention of section IV(14)(a)(ii) of the Minimum Housing and Health Standards which states that: Every housing premises shall be provided with a food preparation area, which includes: cupboards or other facilities suitable for the storage of food.
- g. There was a missing spindle along the guard rail nearest to the front door. As a result, a gap greater than 4 inches was observed. This is a contravention of section III(3)(c)(i) of the Minimum Housing and Health Standards which states that: Inside or outside stairs or porches including all treads, risers, supporting structural members, handrails, guards and balconies, shall be maintained in good repair and shall comply with the requirements of the Alberta Building Code or a Professional Engineer design.
- h. An insect screen was missing for the openable window in the upper east bedroom (facing the backyard). This is a contravention of section III(2)(b)(iii) of the Minimum Housing and Health Standards which states that: During the portion of the year when there is a need for protection against flies and other flying insects, every window or other device intended for ventilation shall be supplied with effective screens.

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:
 - a. Install a fully operational smoke alarm outside the basement bedrooms.
 - b. Determine the source of the water leak and properly repair. Then, remove and replace all water damaged building materials.
 - c. Remove all rotting/damaged deck boards on the rear exterior patio and replace with all new materials. Ensure the rear exterior patio is structurally stable.
 - d. Repair the ventilation fan in the upstairs bathroom and install a proper cover over the fan.
 - e. Re-secure the vent cover to the wall in the hallway outside of the upstairs east bedroom.
 - f. Install the missing kitchen cupboard door in the basement kitchen.
 - g. Block the gap where the spindle was missing along the handrail or, properly install the missing spindle and ensure the distance between the spindles does not measure more than 4 inches wide.
 - h. Install a tight-fitting insect screen for the openable window in the upper east bedroom (facing the backyard).

2. The work referred to in paragraph 1 shall be completed by November 14, 2022.

The above conditions were noted at the time of inspection and may not necessarily reflect all deficiencies. You are advised that further work may be required to ensure full compliance with the Public Health Act and regulations, or to prevent a public health nuisance.

DATED at Calgary, Alberta, October 31, 2022.

Confirmation of a verbal order issued to Andrew Chen via voicemail on October 29, 2022.

Executive Officer
Alberta Health Services

You have the right to appeal

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

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

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

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Copy the City of Calgary

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<https://www.ahs.ca/eph>