

**ORDER OF AN EXECUTIVE OFFICER
CLOSED FOR TENANT ACCOMMODATION PURPOSES
ORDER TO VACATE**

To: 1766660 Alberta LTD.
"the Owner"

And To: Ali Sadden
"the Owner"

And To: All Occupant(s) of the following Housing premises: 213 10 Street NE

RE: Those housing premises located in Calgary, Alberta and municipally described as: 213 10 Street NE

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. The main floor bedroom nearest to the front porch did not have an openable window for emergency egress purposes.
- b. The basement bedroom window was too small for emergency egress. The openable area of the window measured approximately 24 inches wide and 17 inches high.
- c. The upstairs bedroom in the attic had a window that was too small for emergency egress. The openable area of the window measured approximately 15 inches wide and 30 inches high.
- d. There were no smoke alarms installed to serve the bedroom in the upstairs attic.
- e. A portion of the handrail was missing along the staircase to the basement.
- f. A significant amount of mouse droppings was observed in the cupboard under the kitchen sink and occupants claim to have seen many live mice in the home.
- g. Electrical wires were hanging haphazardly on the ceiling throughout the basement area.
- h. There were extension cords and power bars hanging haphazardly throughout the attic.
- i. The light switch cover was damaged in the hallway near the bedroom by the front porch. There were electrical wires exposed as well.
- j. A light switch cover was missing from the wall in the hallway near the bedrooms.
- k. There was a missing light switch cover on the wall in the hallway near the kitchen.
- l. There was a missing dual light switch cover missing by the bottom of the stairs. Electrical wires were exposed.
- m. The electrical outlet installed near the backsplash wall in the kitchen was hanging by its electrical wires and not properly secured in place.
- n. The light fixture installed on the ceiling in the upstairs bathroom was hanging by its electrical wires and not properly secured in place.
- o. The main floor bathroom fan was not operational. It was also missing a cover.

- p. The side panel of the main floor bathtub was missing a section, exposing a hole.
- q. The ceiling finish in the bathroom above the main floor bathtub was cracked and a section of the ceiling was bulging.
- r. The main floor bathroom tap was leaking water when in its fully off position.
- s. There was no insect screen installed for the main floor kitchen window.
- t. The flooring for the basement staircase was not properly finished, exposing raw wood.
- u. There were several large holes in the wall of the hallway near the main floor bedrooms.
- v. Sections of the basement ceiling were missing in the basement hallway, living area, bedroom, and bathroom.
- w. There were no proper flooring materials installed for the basement bathroom.
- x. The walls in the basement bathroom were improperly finished.
- y. The hot water tap for the basement bathroom was not operational.
- z. The flooring near the back entrance door was missing several tiles, and raw wood was exposed.
- aa. The flooring and walls of the upstairs attic that was being used as a bedroom was improperly finished, and raw wood was exposed.
- bb. The flooring for the stairs leading to the upstairs room in the attic was unfinished, exposing raw wood.
- cc. The walls in the upstairs attic washroom was improperly finished, and there was a large hole in the wall beside the toilet.
- dd. The bathroom fan in the upstairs attic washroom was not functional.
- ee. The bathroom fan in the basement washroom was not functional.
- ff. There was an accumulation of mouldy food in the basement kitchen and clutter/garbage in several of the rooms throughout the home. This may be contributing to the mouse infestation throughout the home.

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. The main floor bedroom nearest to the front porch did not have an openable window for emergency egress purposes. This a contravention of section III(3)(b)(i) of the Minimum Housing and Health Standards which states that: For buildings of 3 storeys or less and except where a bedroom door provides access directly to the exterior or the suite is sprinklered, each bedroom shall have at least one outside window which may be opened from the inside without the use of tools or special knowledge.
- b. The basement bedroom window was too small for emergency egress. The openable area of the window measured approximately 24 inches wide and 17 inches high. This is a contravention of section III(3)(b)(ii) of the Minimum Housing and Health Standards which states that: Windows referred to in section III(3)(b)(i) shall provide unobstructed openings with areas not less than 0.35 m² (3.8ft²), with no dimension less than 380 mm (15”).
- c. The upstairs bedroom in the attic had a window that was too small for emergency egress. The openable area of the window measured approximately 15 inches wide and 30 inches high. This is a contravention of section III(3)(b)(ii) of the Minimum Housing and Health Standards which states that: Windows referred to in section III(3)(b)(i) shall provide unobstructed openings with areas not less than 0.35 m² (3.8ft²), with no dimension less than 380 mm (15”).

- d. There were no smoke alarms installed to serve the bedroom in the upstairs attic. 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.
- e. A portion of the handrail was missing along the staircase to the basement. This is a contravention of section III(3)(c)(i) of the Minimum Housing and Health Standards which states that: Inside or outside stairs or porches including all treads, risers, supporting structural members, handrails, guards and balconies, shall be maintained in good repair and shall comply with the requirements of the Alberta Building Code or a Professional Engineer design.
- f. A significant amount of mouse droppings was observed in the cupboard under the kitchen sink and occupants claim to have seen many live mice in the home. This is a contravention of section V(16)(a) of the Minimum Housing and Health Standards which states that: The owner shall ensure that the housing premises are free of insect and rodent infestations.
- g. Electrical wires were hanging haphazardly on the ceiling throughout the basement area. This is a contravention of section IV(11) of the Minimum Housing and Health Standards which states that: Every housing premises shall be supplied with electrical service. Outlets, switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition.
- h. There were extension cords and power bars hanging haphazardly throughout the attic. This is a contravention of section IV(11) of the Minimum Housing and Health Standards which states that: Every housing premises shall be supplied with electrical service. Outlets, switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition.
- i. The light switch cover was damaged in the hallway near the bedroom by the front porch. There were electrical wires exposed as well. This is a contravention of section IV(11) of the Minimum Housing and Health Standards which states that: Every housing premises shall be supplied with electrical service. Outlets, switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition.
- j. A light switch cover was missing from the wall in the hallway near the bedrooms. This is a contravention of section IV(11) of the Minimum Housing and Health Standards which states that: Every housing premises shall be supplied with electrical service. Outlets, switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition.
- k. There was a missing light switch cover on the wall in the hallway near the kitchen. This is a contravention of section IV(11) of the Minimum Housing and Health Standards which states that: Every housing premises shall be supplied with electrical service. Outlets,

switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition.

- i. There was a missing dual light switch cover missing by the bottom of the stairs. Electrical wires were exposed. This is a contravention of section IV(11) of the Minimum Housing and Health Standards which states that: Every housing premises shall be supplied with electrical service. Outlets, switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition.
- m. The electrical outlet installed near the backsplash wall in the kitchen was hanging by its electrical wires and not properly secured in place. This is a contravention of section IV(11) of the Minimum Housing and Health Standards which states that: Every housing premises shall be supplied with electrical service. Outlets, switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition.
- n. The light fixture installed on the ceiling in the upstairs bathroom was hanging by its electrical wires and not properly secured in place. This is a contravention of section IV(11) of the Minimum Housing and Health Standards which states that: Every housing premises shall be supplied with electrical service. Outlets, switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition.
- o. The main floor bathroom fan was not operational. It was also missing a cover. 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.
- p. The side panel of the main floor bathtub was missing a section, exposing a hole. This is a contravention of section III(5)(a) of the Minimum Housing and Health Standards which states that: Rooms containing a flush toilet and/or a bathtub or shower shall have walls and floors that are smooth, non-absorbent to moisture and easy to clean. All walls shall form a watertight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower.
- q. The ceiling finish in the bathroom above the main floor bathtub was cracked and a section of the ceiling was bulging. This is a contravention of section III(5)(a) of the Minimum Housing and Health Standards which states that: Rooms containing a flush toilet and/or a bathtub or shower shall have walls and floors that are smooth, non-absorbent to moisture and easy to clean. All walls shall form a watertight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower. This is also a contravention of section III(1)(c) of the Minimum Housing and Health Standards which states that: Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.
- r. The main floor bathroom tap was leaking water when in its fully off position. 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.

- s. There was no insect screen installed for the main floor kitchen window. This is a contravention of section III(2)(b)(iii) of the Minimum Housing and Health Standards which states that: During the portion of the year when there is a need for protection against flies and other flying insects, every window or other device intended for ventilation shall be supplied with effective screens.
- t. The flooring for the basement staircase was not properly finished, exposing raw wood. 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.
- u. There were several large holes in the wall of the hallway near the main floor bedrooms. 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.
- v. Sections of the basement ceiling were missing in the basement hallway, living area, bedroom, and bathroom. This is a contravention of section III(5) of the Minimum Housing and Health Standards which states that: All walls, windows, ceilings, floors, and floor coverings shall be maintained in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean.
- w. There were no proper flooring materials installed for the basement bathroom. This is a contravention of section III(5) of the Minimum Housing and Health Standards which states that: All walls, windows, ceilings, floors, and floor coverings shall be maintained in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean.
- x. The walls in the basement bathroom were improperly finished. This is a contravention of section III(5)(a) of the Minimum Housing and Health Standards which states that: Rooms containing a flush toilet and/or a bathtub or shower shall have walls and floors that are smooth, non-absorbent to moisture and easy to clean. All walls shall form a watertight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower.
- y. The hot water tap for the basement bathroom was not operational. This is a contravention of section IV(6)(b) of the Minimum Housing and Health Standards which states that: Adequate water volume and pressure shall be provided to ensure the proper operation and flushing of all fixtures.
- z. The flooring near the back entrance door was missing several tiles, and raw wood was exposed. 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.

- aa. The flooring and walls of the upstairs attic that was being used as a bedroom was improperly finished, and raw wood was exposed. 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.
- bb. The flooring for the stairs leading to the upstairs room in the attic was unfinished, exposing raw wood. 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.
- cc. The walls in the upstairs attic washroom was improperly finished, and there was a large hole in the wall beside the toilet. This is a contravention of section III(5)(a) of the Minimum Housing and Health Standards which states that: Rooms containing a flush toilet and/or a bathtub or shower shall have walls and floors that are smooth, non-absorbent to moisture and easy to clean. All walls shall form a watertight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower.
- dd. The bathroom fan in the upstairs attic washroom was not functional. 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.
- ee. The bathroom fan in the basement washroom was not functional. 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.
- ff. There was an accumulation of moldy food in the basement kitchen and clutter/garbage in several of the rooms throughout the home. This may be contributing to the mouse infestation throughout the home. This is a contravention of section 5(2) of the Housing Regulation 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.

AND WHEREAS, by virtue of the foregoing, the above noted premises are hereby declared to be **Closed for Tenant Accommodation Purposes**.

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

1. That the occupants vacate the above noted premises on or before June 30, 2024.
2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Install new bedroom windows that meets section 3B of the Minimum Housing and Health Standards for the room in the attic, basement bedroom, and main floor bedroom near the front porch.

- b. Install a fully functional smoke alarm near the bedroom in the attic.
 - c. Hire a professional pest control company to inspect, treat, and eradicate the mouse infestation. Provide documentation of work completed to an Executive Officer with Alberta Health Services.
 - d. Hire a certified electrician to assess and identify all electrical deficiencies within the home and properly repair. Provide documentation of work completed to an Executive Officer with Alberta Health Services. Decommission the numerous power bars in the attic area and ensure proper electrical outlets/switches are installed if this space is to be used for accommodations. Ensure all electrical outlet / light switch covers are installed properly and there are no longer any exposed electrical wires throughout the home. Ensure all light fixtures are properly secured in place.
 - e. Repair or replace the main floor bathroom fan, upstairs attic washroom fan, and basement washroom fan, so they are all properly operational and install proper covers for the fans.
 - f. Secure the side panel of the main floor bathtub to eliminate the hole. Ensure a watertight joint is formed.
 - g. Repair the ceiling in the bathroom above the main floor bathroom.
 - h. Repair the main floor bathroom tap so water is no longer leaking when in its fully off position.
 - i. Install a tight-fitting insect screen for the window in the main floor kitchen.
 - j. Install proper flooring for the basement staircase.
 - k. Patch the large holes in the walls of the hallway near the main floor bedrooms and ensure a proper finish is applied to the area.
 - l. Install proper ceiling materials throughout the basement hallway, living area, bedroom, and bathroom.
 - m. Install proper flooring in the basement bathroom.
 - n. Apply a proper finish on the walls in the basement washroom.
 - o. Repair the hot water tap for the basement bathroom so it is operational.
 - p. Install missing flooring near the back entrance door.
 - q. Install proper flooring for the upstairs attic and stairs to the attic.
 - r. Apply proper finishes over the walls in the attic, and ensure it is made smooth, non-absorbent to moisture, and easily cleanable.
 - s. Patch the large hole in the wall beside the toilet in the upstairs attic.
 - t. Remove all moldy food in the basement kitchen and declutter the home to aid in pest control efforts.
3. That until such time as the work referred to above is completed to the satisfaction of an Executive Officer of Alberta Health Services; the above noted premises shall remain closed for tenant accommodation purposes.

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

DATED at Calgary, Alberta, May 24, 2024

Confirmation of a verbal order issued to Ali Sadden on May 23, 2024.

Executive Officer
Environmental Health Officer

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 City of Calgary Fire, City of Calgary Police Services

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