

ORDER OF AN EXECUTIVE OFFICER

To: Gajjan S Mangat

“the Owner”

And to:

Baljinder K. Mangat

“the Owner”

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

2205 48 Street SE

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

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

Unit A:

- a. An active bedbug infestation was observed in unit 2207 A and B, which shares a common wall with this unit.
- b. There was no handrail along the staircase.
- c. Drywall was installed but not properly finished in the east bedroom, north bedroom, and east side of the living room wall. Gaps between drywall panels were neither mudded nor taped, and the drywall was not sealed with primer or paint.
- d. Hallway flooring was not installed properly, floor nails and subfloor were exposed.
- e. There was substantial dirt and grime buildup on the caulking around the bathtub surround.
- f. The entire tub surround was severely damaged, and duct tape was used to repair dislodged tiles.
- g. Electrical outlet plate cover was missing in the north bedroom.
- h. The light switch in the furnace room was duct taped to the drywall.
- i. The electrical outlet for the washer was dislodged from the drywall, exposing electrical connections.
- j. The kitchen floor tiles were torn and in disrepair.
- k. There were missing transition bars between the hallway and all bedrooms, washroom, and furnace room.
- l. All bedroom windows were missing insect screens.

Unit B:

- m. A structure was built on the exterior of the house around the entire west basement bedroom window completely obstructing emergency egress.

- n. There was a pad lock and hasp installed on the door frame of the northwest bedroom.
- o. The hallway carpet was frayed and torn in multiple sections creating a tripping hazard.
- p. The washroom fan was not working.
- q. The washroom ceiling was water damaged.

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

Unit A:

- a. An active bedbug infestation was observed in unit 2207 A and B, which shares a common wall with this unit. This is in contravention of section V(16)(a) of the Minimum Housing and Health Standards which states that: The owner shall ensure that the housing premises are free of insect and rodent infestations.
- b. There was no handrail along the staircase. This is in contravention of section III(3)(c) of the Minimum Housing and Health Standards which states that: Inside or outside stairs or porches including all treads, risers, supporting structural members, rails, 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.
- c. Drywall was installed but not properly finished in the east bedroom, north bedroom, and east side of the living room wall. Gaps between drywall panels were neither mudded nor taped, and the drywall was not sealed with primer or paint. 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. Hallway flooring was not installed properly, floor nails and subfloor were exposed. 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.
- e. There was substantial dirt and grime buildup on the caulking around the bathtub 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.
- f. The entire tub surround was severely damaged, and duct tape was used to repair dislodged tiles. 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. Electrical outlet plate cover was missing in the north 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.
- h. The light switch in the furnace room was duct taped to the drywall. 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.

- i. The electrical outlet for the washer was dislodged from the drywall, exposing electrical connections. 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.
- j. The kitchen floor tiles were torn and in disrepair. 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. There were missing transition bars between the hallway and all bedrooms, washroom, and furnace room. 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.
- l. 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 B:

- m. An active bedbug infestation was observed in unit 2207 A and B, which shares a common wall with this unit. 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.
- n. A structure was built on the exterior of the house around the entire west basement bedroom window completely obstructing emergency egress. This is in contravention of section III(3)(b) 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 and section III(3)(b)(i) of the Minimum Housing and Health Standards which states that: Windows referred to above shall provide unobstructed openings with areas not less than 0.35 m² (3.8ft²), with no dimension less than 380 mm (15").
- o. The hallway carpet was frayed and torn in multiple sections creating a tripping hazard. 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.
- p. The washroom fan was not working. 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.
- q. The washroom ceiling was water damaged. This is in contravention of 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.

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

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

Unit A:

- a. Hire a pest management company to treat the entire property and eradicate the bedbug infestation. Provide documentation from the pest control company to an Executive Officer of Alberta Health Services.
- b. Install a handrail along the staircase.
- c. Finish all drywall so it is smooth, easily cleanable, and impervious to moisture.
- d. Repair or replace all flooring so it is smooth and easily cleanable.
- e. Remove bathtub surround and contact the Executive Officer for inspection and approval to rebuild prior to replacing with new building materials.
- f. Install plate covers over outlets in the north bedroom.
- g. Remove duct tape and repair/replace light switch in furnace room.
- h. Secure electrical outlet for washer to the drywall.
- i. Install transition bars.
- j. Install insect screens.

Unit B:

- k. Modify or remove the structure on the outside of the property that is obstructing the west basement bedroom window so that this window meets section 3B of the Minimum Housing and Health Standards.
- l. Remove pad lock and hasp.
- m. Repair/replace hallway carpet.
- n. Repair/replace washroom fan.
- o. Remove all water damaged material from the bathroom ceiling and contact the Executive Officer for inspection and approval to rebuild prior to replacing with new building materials.

2. The work referred to in paragraph 2 (a-i) and (k-o) above shall be completed by November 3, 2017. The work referred to in paragraph 2 (j) above shall be completed by April 2, 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, October 6, 2017

Confirmation of a verbal order issued to Gajjan S Mangat on October 3, 2017.

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