

**ORDER OF AN EXECUTIVE OFFICER  
UNFIT FOR HUMAN HABITATION  
ORDER TO VACATE**

**To:** Isabel A Hedding  
"the Owner"

**And To:** All Occupant(s) of the following Housing premises: 225 13 Avenue NW, Calgary, Alberta

**RE:** Those housing premises located in Calgary, Alberta and municipally described as:  
225 13 Avenue NW

**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 a significant build-up of clutter, garbage, and debris noted throughout the dwelling. The accumulation of this material obstructed hallways and prevented the bedrooms, living room, kitchen, and bathroom from being used for the intended purpose without difficulty.
- b. There was evidence of a severe mouse infestation throughout the dwelling. There was heavy accumulation of mouse feces observed on the floors, counters, cabinets, furniture, and on appliances in the dwelling.
- c. A large amount of living and dead flies were observed in the dwelling.
- d. Combustible items and large amounts of clutter were stored both on the stove and around the stove.
- e. The ceilings throughout the dwelling were cracked, bowing downwards, and appeared to be structurally unsafe.
- f. There was evidence of water damage due to water infiltration into the dwelling. The exterior siding of the dwelling and the roof were in disrepair which was allowing water to infiltrate into the dwelling.
- g. There were several electrical cords plugged in throughout the dwelling. Some electrical cords were in poor condition and were hanging haphazardly from the walls and ceiling. The condition and number of electrical cords appeared to be a fire hazard.

**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 a significant build-up of clutter, garbage, and debris noted throughout the dwelling. The accumulation of this material obstructed hallways and prevented the

bedrooms, living room, kitchen, and bathroom from being used for the intended purpose without difficulty. This is a contravention of section 2(1) of the Public Health Act Nuisance and General Sanitation Regulation, 2003 which states that: No person shall create, commit or maintain a nuisance.

- b. There was evidence of a severe mouse infestation throughout the dwelling. There was heavy accumulation of mouse feces observed on the floors, counters, cabinets, furniture, and on appliances in the dwelling. This is a contravention of section 2(1) of the Public Health Act Nuisance and General Sanitation Regulation, 2003 which states that: No person shall create, commit or maintain a nuisance.
- c. A large amount of living and dead flies were observed in the dwelling. This is a contravention of section 2(1) of the Public Health Act Nuisance and General Sanitation Regulation, 2003 which states that: No person shall create, commit or maintain a nuisance.
- d. Combustible items and large amounts of clutter were stored both on the stove and around the stove. This is a contravention of section 2(1) of the Public Health Act Nuisance and General Sanitation Regulation, 2003 which states that: No person shall create, commit or maintain a nuisance.
- e. The ceilings throughout the dwelling were cracked, bowing downwards, and appeared to be structurally unsafe. This is a contravention of section 2(1) of the Public Health Act Nuisance and General Sanitation Regulation, 2003 which states that: No person shall create, commit or maintain a nuisance.
- f. There was evidence of water damage due to water infiltration into the dwelling. The exterior siding of the dwelling and the roof were in disrepair which was allowing water to infiltrate into the dwelling. This is a contravention of section 2(1) of the Public Health Act Nuisance and General Sanitation Regulation, 2003 which states that: No person shall create, commit or maintain a nuisance.
- g. There were several electrical cords plugged in throughout the dwelling. Some electrical cords were in poor condition and were hanging haphazardly from the walls and ceiling. The condition and number of electrical cords appeared to be a fire hazard. This is a contravention of section 2(1) of the Public Health Act Nuisance and General Sanitation Regulation, 2003 which states that: No person shall create, commit or maintain a nuisance.

**AND WHEREAS**, by virtue of the foregoing, the above noted premises are hereby declared to be **Unfit for Human Habitation**.

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

1. That the occupants vacate the above noted premises immediately.
2. That the owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
  - a. Remove and dispose of all garbage, food debris, general clutter, feces and contaminated absorbent materials, including furnishings and carpeting, from the house.
  - b. Clean and sanitize all contaminated surfaces and materials.
  - c. Retain the services of a professional pest management company to inspect, treat, and eradicate the mouse infestation. Provide documentation from the professional pest management company of the work completed to an Executive Officer of Alberta Health Services. Documentation must indicate that treatment was completed and that the infestation is no longer active.
  - d. Remove all clutter and combustible items stored on or near the stove.

- e. Retain the services of a professional structural engineer to assess the foundation, roof, and exterior siding of the home in order to prevent further water infiltration and structural damage. Provide documentation of this assessment to an Executive Officer of Alberta Health Services along with a plan to address all deficiencies noted in the assessment.
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 vacant and secure from unauthorized entry.

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, December 14, 2018

Confirmation of an oral order issued to the daughter of the owner, Shirley Leaming, on December 11 2018.

Monica Quach, 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, 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](mailto: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](http://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](http://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](http://www.health.alberta.ca/about/health-legislation.html)

Template revised May 8, 2018

---

**AIRDRIE Regional Health Centre**

604 Main Street South  
Airdrie, AB T4B 3K7  
Phone: 403-912-8400  
Fax: 403-912-8410

**BANFF Health Unit**

303 Lynx Street  
PO Box 1266  
Banff, AB T1L 1B3  
Phone: 403-762-2990  
Fax: 403-762-5570

**CALGARY - Southport Atrium**

10101 Southport Road SW  
Calgary, AB T2W 3N2  
Phone: 403-943-2288  
Fax: 403-943-8056

**CANMORE Public Health**

#104, 800 Railway Avenue  
Canmore, AB T1W 1P1  
Phone: 403-678-5656  
Fax: 403-678-5068

**CLARESHOLM Health Unit**

5221 2<sup>nd</sup> Street W  
PO Box 1391  
Claresholm, AB T0L 0T0  
Phone: 403 625-4061  
Fax: 403-625-4062

**COCHRANE Community Health Centre**

60 Grande Boulevard  
Cochrane, AB T4C 0S4  
Phone: 403-851-6000  
Fax: 403- 851-6009

**OKOTOKS Health and Wellness Centre**

11 Cimarron Common  
Okotoks, AB T1S 2E9  
Phone: 403-995-2600  
Fax: 403-995-2639

**STRATHMORE Public Health Office**

650 Westchester Road  
Strathmore, AB T1P 1H8  
Phone: 403-361-7200  
Fax: 403-361-7244

[www.albertahealthservices.ca/eph.asp](http://www.albertahealthservices.ca/eph.asp)