

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

To: Drew Park
"the Owner"

And To: All Occupant(s) of the following Housing premises: 24 Dovercliffe Way SE

RE: Those housing premises located in Calgary, Alberta and municipally described as: 24 Dovercliffe Way 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, in contravention of the *Public Health Act*, namely:

- a. The floors throughout the dwelling, including the living room, dining room, kitchen, hallways, stairs, washrooms, and bedrooms, were contaminated with human and animal feces.
- b. Unknown liquids were observed on the floors and stored in bottles and other containers within the second-floor bedrooms.
- c. A substantial amount of food waste, garbage, cardboard, and bottles was observed throughout the dwelling, including but not limited to the kitchen countertops, washroom, bedrooms, and hallways.
- d. Smoke alarms were missing between the sleeping areas and the remainder of the dwelling.
- e. The handrail leading to the second floor was loose, falling away from the wall, and not securely fastened.
- f. Evidence of mouse droppings was observed in the pantry.
- g. The walls, floors, countertops, and the interior and exterior surfaces of cabinets throughout the premises, including but not limited to the living room, dining room, kitchen, hallways, stairs, washrooms, and bedrooms, were severely soiled with liquids and food debris.
- h. The ventilation duct serving the dryer located in the basement was disconnected.
- i. The caulking around the sink basins and faucets in the kitchen and bathroom were moldy.
- j. The caulking sealing the kitchen countertops to the walls was cracked and deteriorated.
- k. The ceiling in the dining room showed evidence of water damage.
- l. A large hole was observed in the drywall along the staircase, with associated chipped and deteriorated paint.
- m. Tiles were missing from the T-bar ceiling in the basement.
- n. A large hole was observed in the insect screen located at the rear storm door.

- o. The door seals along the front doorstep were in disrepair.

AND WHEREAS such inspection disclosed that the following breaches of the Public Health Act, 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 floors throughout the dwelling, including the living room, dining room, kitchen, hallways, stairs, washrooms, and bedrooms, were contaminated with human and animal feces. This is a contravention of section V(16) of the *Minimum Housing and Health Standards*, 2012, which states that “The owner shall ensure that all rooms and other areas used in common by the occupants of the individual dwellings are maintained in a clean and sanitary condition.” This is also a contravention of section 5(2) of the *Housing Regulation*, 1999 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.”
- b. Unknown liquids were observed on the floors and stored in bottles and other containers within the second-floor bedrooms. 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.”
- c. A substantial amount of food waste, garbage, cardboard, and bottles was observed throughout the dwelling, including but not limited to the kitchen countertops, washroom, bedrooms, and hallways. This is a contravention of section V(16) of the *Minimum Housing and Health Standards* which states that “The owner shall ensure that all rooms and other areas used in common by the occupants of the individual dwellings are maintained in a clean and sanitary condition.”
- d. Smoke alarms were missing between the sleeping areas and the remainder of the dwelling. 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. The handrail leading to the second floor was loose, falling away from the wall, and not securely fastened. 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. Evidence of mouse droppings was observed in the pantry. 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 walls, floors, countertops, and the interior and exterior surfaces of cabinets throughout the premises, including but not limited to the living room, dining room, kitchen,

hallways, stairs, washrooms, and bedrooms, were severely soiled with liquids and food debris. This is a contravention of section V(16) of the *Minimum Housing and Health Standards* which states that “The owner shall ensure that all rooms and other areas used in common by the occupants of the individual dwellings are maintained in a clean and sanitary condition.” This is also 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.”

- h. The ventilation duct serving the dryer located in the basement was disconnected. 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.”
- i. The caulking around the sink basins and faucets in the kitchen and bathroom was moldy. 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.”
- j. The caulking connecting the kitchen countertops to the walls was cracked. 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.”
- k. The ceiling in the dining room showed evidence of water damage. 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. A large hole was observed in the drywall along the staircase, with associated chipped and deteriorated 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.”
- m. Tiles were missing from the T-bar ceiling in the basement. 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.”
- n. A large hole was observed in the insect screen located at the rear storm door. 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.”

- o. The door seals along the front doorstep were in disrepair. 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.”

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 Owner(s) takes all steps necessary to ensure all Occupants vacate the above noted premises on or before February 5, 2026.
2. That the Owner(s) immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Deep clean and disinfect all flooring surfaces throughout the dwelling.
 - b. Safely remove and properly discard all containers containing unknown liquids.
 - c. Remove and properly discard all garbage, waste, and recycling materials and disinfect all affected contact surfaces.
 - d. Install functioning smoke alarms between sleeping areas and the remainder of the dwelling.
 - e. Install and securely fasten the handrail.
 - f. Carefully clean and remove all the mouse droppings. Identify and seal any holes or gaps using steel wool and appropriate sealing materials to prevent pest entry. Apply suitable pest control treatment, and monitor and adjust as necessary.
 - g. Deep clean and disinfect the walls, countertops, and the interior and exterior surfaces of the cabinets located in the living room, dining room, kitchen, hallways, stairs, washrooms, and bedrooms.
 - h. Install a dryer ventilation duct to ensure proper venting to the exterior.
 - i. Remove the moldy caulking and reseal all joints with a new bead of caulking.
 - j. Remove the deteriorated caulking and reseal the joints with a new bead of caulking.
 - k. Identify and repair the source of the water leak. Remove all water-damaged materials and replace them with new materials.
 - l. Repair all holes throughout the dwelling and refinish the affected surfaces with paint.
 - m. Install ceiling tiles where tiles are missing from the T-bar ceiling in the basement.
 - n. Replace the damaged insect screen.
 - o. Replace the door seals to ensure the door is waterproof, windproof, and weatherproof.
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, February 9, 2026.

Confirmation of a verbal order issued to Drew Park on February 5, 2026.

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