

ORDER OF AN EXECUTIVE OFFICER

To: Emmanuel Giry Veronique Giry
 "the Owner" "the Owner"

RE: Those housing premises located in Calgary, Alberta and municipally described as:
3517 19 Street SW, Condominium Plan 0411921 Unit 5

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. Finishes in the basement bedroom were in disrepair: There was water staining on the middle portion of the ceiling; a portion of the ceiling by the exterior door had been removed and had plastic over the openings; and the drywall surrounding the exterior door had been removed, with plastic covering the openings.
- b. The finishes in the dining room area were in disrepair: The flooring had been removed exposing plywood subfloor; a portion of the ceiling drywall had been removed and had plastic covering the openings; and a portion of walls had been removed and had plastic covering the openings.
- c. Finishes in the top floor ensuite bathroom were in disrepair: the flooring had been removed exposing subfloor; a portion of the lower wall by the toilet area had been removed and had plastic covering the openings; and a portion of tiles and wall of the bathtub skirting had been removed.
- d. In the bedroom adjacent to the top floor ensuite, baseboards had been removed in the closet and along a bedroom wall.
- e. The toilet had been removed from the top floor ensuite.
- f. The top floor ensuite shower stall door was covered in plastic and the stall could not be used.

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. Finishes in the basement bedroom were in disrepair: There was water staining on the middle portion of the ceiling; a portion of the ceiling by the exterior door had been removed and had plastic over the openings; and the drywall surrounding the exterior door had been removed, with plastic covering the openings. This is in contravention of section 5 of the Minimum Housing and Health Standards which states: 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.
- b. The finishes in the dining room area were in disrepair: The flooring had been removed exposing plywood subfloor; a portion of the ceiling drywall had been removed and had

plastic covering the openings; and a portion of walls had been removed and had plastic covering the openings. This is in contravention of section 5 of the Minimum Housing and Health Standards which states: 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.

- c. Finishes in the top floor ensuite bathroom were in disrepair: the flooring had been removed exposing subfloor; a portion of the lower wall by the toilet area had been removed and had plastic covering the openings; and a portion of tiles and wall of the bathtub skirting had been removed. This is in contravention of section 5(a) of the Minimum Housing and Health Standards which states: 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. (a) 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.
- d. In the bedroom adjacent to the top floor ensuite, baseboards had been removed in the closet and along a bedroom wall. This is in contravention of section 5 of the Minimum Housing and Health Standards which states: 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 toilet had been removed from the top floor ensuite. This is in contravention of section 6 of the Minimum Housing and Health Standards which states: Every housing premises shall be connected to the public sewage system, or to an approved private sewage disposal system. (a) The plumbing system and the sanitary drainage system or private sewage disposal system, as the case may be, including drains, fixtures, traps, vents, stacks, waste disposal facilities, pumpout sewage holding tanks, septic tanks and the disposal system shall be maintained in a proper operating condition. (b) Adequate water volume and pressure shall be provided to ensure the proper operation and flushing of all fixtures. (c) All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.
- f. The top floor ensuite shower stall door was covered in plastic and the stall could not be used. This is in contravention of section 6 of the Minimum Housing and Health Standards which states: Every housing premises shall be connected to the public sewage system, or to an approved private sewage disposal system. (a) The plumbing system and the sanitary drainage system or private sewage disposal system, as the case may be, including drains, fixtures, traps, vents, stacks, waste disposal facilities, pumpout sewage holding tanks, septic tanks and the disposal system shall be maintained in a proper operating condition. (b) Adequate water volume and pressure shall be provided to ensure the proper operation and flushing of all fixtures. (c) All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside

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. Identify and remediate the source of the water infiltration to prevent further damage.
 - b. Repair the basement bedroom walls and ceiling so that they are in good repair, free of holes and maintained in a condition that is easy to clean.
 - c. Repair the dining room flooring, walls, and ceiling so that they are in good repair,

free of holes and maintained in a condition that is easy to clean.

- d. Repair the top-floor ensuite flooring, walls, and bathtub skirting so that they are in good repair, free of holes, smooth, non-absorbent to moisture, and easy to clean. All walls shall form watertight joints with each other, the floor, the ceiling, and, where applicable, the bathtub or shower.
- e. Repair the finishes in the closet and bedroom adjacent to the top-floor ensuite, including proper installation of the baseboards, so that all finishes are in good repair.
- f. Properly install the toilet in the top-floor ensuite.
- g. Restore the shower in the top-floor ensuite to an operational condition and maintain it in good repair.

2. The work referred to in paragraph 1 shall be completed by November 30, 2026.

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 22, 2026

Executive Officer
Alberta Health Services

If you have any questions regarding the order, contact Environmental Public Health at 1-833-476-4743 or
<https://www.albertahealthservices.ca/eph/eph.aspx>

You have the right to appeal

A person who is directly affected by a 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.

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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10101 Southport Road SW, Calgary, Alberta, Canada T2W 3N2

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