

ORDER OF AN EXECUTIVE OFFICER

To: Greg Vincent Lane Lepage
"the Owner"

RE: Those housing premises located in Calgary, Alberta and municipally described as:
4004 79 Street NW - Basement

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 no power available in the basement suite. The breaker box for the basement suite was removed from the electrical panel.
- b. The temperature in the suite measured 12.5 degrees Celsius.
- c. The door to the basement suite from the shared common area was haphazardly installed with no locking mechanism.
- d. The temperature of hot water from the bathroom faucet measured 62.3 degrees Celsius.
- e. There were exposed electrical wires in the hallway outside of the bathroom.
- f. The light fixture in the bedroom on the left side did not have a cover.
- g. The light fixture in the dining room did not have a cover.
- h. The two exterior electrical outlets were removed exposing the electrical box and wires.
- i. The exterior cover for the dryer vent was missing.

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 no power available in the basement suite. The breaker box for the basement suite was removed from the electrical panel. This is in contravention of section IV(8)(d) of the Minimum Housing and Health Standards which states that: Every owner of a housing premises shall ensure a continuous supply of electricity, water and heat unless the rental agreement stipulates that such utility services are the sole responsibility of the occupant.
- b. The temperature in the suite measured 12.5 degrees Celsius. This is in contravention of section IV(8)(a)(i) of the Minimum Housing and Health Standards which states that: All heating facilities within a housing premises are to be properly installed and maintained in good working condition, and be *capable* of safely and adequately heating all habitable rooms, bathrooms, and toilet rooms within the building to a temperature of at least 22 C(710F), or maintained at a temperature of at least 22 C(710F) when the control of the supplied heat in a dwelling is the responsibility of a person other than the occupant.
- c. The door to the basement suite from the shared common area was haphazardly installed with no locking mechanism. This is in contravention of section III(3)(a) of the Minimum Housing and Health Standards which states that: Exterior windows and doors shall be capable of being secured.

- d. The temperature of hot water from the bathroom faucet measured 62.3 degrees Celsius. This is in contravention of section IV(9)(a) of the Minimum Housing and Health Standards which states that: All hot running water shall be maintained at a temperature of not less than 46 degrees C (1140F), and not more than 60 degrees C (1400F) measured at the plumbing fixture.
- e. There were exposed electrical wires in the hallway outside of the bathroom. 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.
- f. The light fixture in the bedroom on the left side did not have a cover. 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.
- g. The light fixture in the dining room did not have a cover. 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 two exterior electrical outlets were removed exposing the electrical box and wires. 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 exterior cover for the dryer vent was missing. This is in contravention of section III(2)(a) of the Minimum Housing and Health Standards which states that: The roof and exterior cladding of walls shall be maintained in a waterproof, windproof and weatherproof condition.

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. Properly install the breaker box for the basement and reinstate the power for the basement immediately.
 - b. Increase the temperature of the boiler heating system and ensure the temperature of the basement suite can be maintained at 22 degrees Celsius.
 - c. Properly install a door to the basement suite from the common area. Ensure there is a lock so that the door can be properly secured.
 - d. Adjust the temperature of the hot water tank. Ensure the temperature of the hot water does not exceed 60 degrees Celsius.
 - e. Properly decommission or cap the exposed wiring outside the bathroom.
 - f. Install covers for the light fixtures in the bedroom and in the dining room.
 - g. Properly remove the electrical boxes on the exterior of the house and decommission the wires. Or properly re-install electrical outlets and protective covers.
 - h. Install an exterior cover for the dryer vent.
2. The work referred to in **paragraph 1** shall be completed by **February 12th, 2025**.

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 10, 2025.

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
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>