

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

To: 926770 Alberta LTD.
"the Owner"

Johal Karamjit
"the Owner"

And To: All Occupant(s) of the following Housing premises: 4313R 84 Street NE – White with Yellow trim Atco trailer behind the office

RE: Those housing premises located in Calgary, Alberta and municipally described as:
4313R 84 Street NE – White with Yellow trim Atco trailer behind the office

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 hot or cold running water available in the trailer.
- b. The toilet was not flushing human waste properly, and human feces heavily stained the toilet bowl.
- c. Space heaters were being used as the only means to warm the trailer, and the ambient temperature measured up to 15.2 degrees Celsius.
- d. The window in the bedroom measured approximately 14 inches wide and 28 inches high, which is too small for emergency egress.
- e. There was no smoke alarm installed anywhere in the trailer.
- f. An electrical light switch cover was missing for the light switch in the bathroom, and exposed electrical wires were observed.
- g. An electrical light switch cover was missing for the bedroom.
- h. The shower floor was cracking, deteriorated, and badly stained throughout.
- i. The edge trim for the flooring near the bathroom door was damaged and no longer smooth or easily cleanable.
- j. Baseboards were missing in the hallways and in the bathroom.
- k. There were kitchen cupboard doors that were missing under the counter.
- l. Windows throughout the trailer were drafty and not properly weatherproof. Insulation was placed between the windowpanes by the occupant to keep the trailer warm.
- m. Window trims were missing around the kitchen window.
- n. Door trims were missing around the door to the bedroom.
- o. Portions of the exterior siding was missing, and raw wood was exposed. Some portions of exposed wood were rotten and splintering.

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 hot or cold running water available in the trailer. This is a contravention of section IV(9) of the Minimum Housing and Health Standards which states that: Every building used in whole or in part, as housing premises shall be supplied with a potable water supply of sufficient volume, pressure and temperature to serve the needs of the inhabitants.
- b. The toilet was not flushing human waste properly, and human feces heavily stained the toilet bowl. This is a contravention of section IV(6)(b) of the Minimum Housing and Health Standards which states that: Adequate water volume and pressure shall be provided to ensure the proper operation and flushing of all fixtures. This is also a contravention of section IV(6)(a) of the Minimum Housing and Health Standards which states that: 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.
- c. Space heaters were being used as the only means to warm the trailer, and the ambient temperature measured up to 15.2 degrees Celsius. This is a contravention of section IV(8)(c) of the Minimum Housing and Health Standards which states that: Cooking appliances and portable space heaters shall not be used as the primary source for the required heat to a habitable room. This is also a 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 220C(710F), or maintained at a temperature of at least 220C(710F) when the control of the supplied heat in a dwelling is the responsibility of a person other than the occupant.
- d. The window in the bedroom measured approximately 14 inches wide and 28 inches high, which is too small for emergency egress. This is a contravention of section III(3)(b)(ii) of the Minimum Housing and Health Standards which states that: Windows referred to in section III(3)(b)(i) shall provide unobstructed openings with areas not less than 0.35 m² (3.8ft²), with no dimension less than 380 mm (15”).
- e. There was no smoke alarm installed anywhere in the trailer. 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.
- f. An electrical light switch cover was missing for the light switch in the bathroom, and exposed electrical wires were observed. This is a 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. An electrical light switch cover was missing for the bedroom. This is a 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 shower floor was cracking, deteriorated, and badly stained throughout. This is a 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.
- i. The edge trim for the flooring near the bathroom door was damaged, and no longer smooth or easily cleanable. This is a 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.
- j. Baseboards were missing in the hallways and in the bathroom. This is a 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. This is also a 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.
- k. There were kitchen cupboard doors that were missing under the counter. This is a contravention of section III(1)(c) of the Minimum Housing and Health Standards which states that: Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.
- l. Windows throughout the trailer were drafty and not properly weatherproof. Insulation was placed between the windowpanes by the occupant to keep the trailer warm. This is a 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.
- m. Window trims were missing around the kitchen window. This is a 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. Door trims were missing around the door to the bedroom. This is a 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.

- o. Portions of the exterior siding was missing, and raw wood was exposed. Some portions of exposed wood were rotten and splintering. This is a 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. This is also a contravention of section III(1)(c) of the Minimum Housing and Health Standards which states that: Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.

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 by March 28, 2024.
2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Provide an approved plumbed in and consistent source of hot and cold potable running water to the trailer home.
 - b. Ensure the toilet operates properly and connect the trailer home to an approved sewage disposal system.
 - c. Ensure proper heating facilities are installed and can maintain the trailer home at a temperature of a minimum, 22 degrees Celsius.
 - d. Replace the bedroom window so it meets the requirements of section III(3)(b)(ii) of the Minimum Housing and Health Standards.
 - e. Install a fully operational smoke alarm near the bedroom.
 - f. Hire a certified electrician to assess and correct all the electrical deficiencies within the trailer including but not limited to: ensuring electrical wires throughout the suite are not openly exposed, ensuring all fixtures are working properly, and ensuring all covers are installed over the outlets/switches.
 - g. Repair or replace the shower floor.
 - h. Repair or replace the flooring near the bathroom door.
 - i. Install missing kitchen cupboard doors.
 - j. Repair or replace all drafty windows throughout the trailer home and ensure the home is weatherproof.
 - k. Install proper window trims around the kitchen window.
 - l. Install missing door trims around the bedroom door.
 - m. Remove all rotted out and splintering wood paneling around the exterior of the home and replace with all new materials. Then, install missing exterior siding and ensure the home is 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 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, March 22, 2024

Confirmation of a verbal order issued to Johal Karamjit on March 20, 2024.

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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Copy City of Calgary Fire

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RE: The premises located in Calgary, Alberta and municipally described as: 4313R 84 Street NE – White with Yellow trim Atco trailer behind the office

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