

ORDER OF AN EXECUTIVE OFFICER

To: Wan Keung Roman Yu
"the Owner"

RE: Those housing premises located in Calgary, Alberta and municipally described as:
47 Templegreen Drive NE – 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. Both bedroom windows had security bars installed with pad locks.
- b. Both bedroom windows were too small for emergency egress. The openable area measured approximately 19 inches wide and 17 inches high.
- c. Mould was observed on the walls behind the laundry machine and counter in the utility room.
- d. The wall below the window in the utility room was cracked and the paint finish was flaking off.
- e. The baseboard along the entire wall beside the toilet was water stained, sections were bulging, and the finish was deteriorating.
- f. The vent cover in the bedroom, closest to the living room, was taped to the ceiling and not properly secured in place.
- g. There was a large crack on the ceiling of the bedroom closest to the living room.
- h. There were gaps between some of the kitchen floor planks, making the area difficult to clean.
- i. The carpet in the hallway, near the bedroom closest to the living room, was damaged and frayed revealing the carpet underlay.
- j. The transition strip between the flooring in the hallway and the flooring in the bedroom near the bottom of the stairs was damaged and missing an entire section.
- k. The transition strip between the flooring in the hallway and the living room flooring was damaged and missing an entire section.
- l. There were gaps between the baseboards and floor around the perimeter of the washroom, making it difficult to clean.
- m. There were gaps along the base and sides of the rear exterior door; daylight could be seen through the gaps when the door was closed.

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. Both bedroom windows had security bars installed with pad locks. This is a contravention of section III(3)(b)(iii) of the Minimum Housing and Health Standards which states that: If the window referred III(3)(b)(i) is provided with security bars, the security bars shall be

installed so they may be opened from the inside without the use of any tools or special knowledge.

- b. Both bedroom windows were too small for emergency egress. The openable area measured approximately 19 inches wide and 17 inches high. 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").
- c. Mould was observed on the walls behind the laundry machine and counter in the utility room. 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. This is also a contravention of section 5(2) of the Housing Regulation, 2001 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.
- d. The wall below the window in the utility room was cracked and the paint finish was flaking off. 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.
- e. The baseboard along the entire wall beside the toilet was water stained, sections were bulging, and the finish was deteriorating. 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.
- f. The vent cover in the bedroom, closest to the living room, was taped to the ceiling and not properly secured in place. 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.
- g. There was a large crack on the ceiling of the bedroom closest to the living room. 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.
- h. There were gaps between some of the kitchen floor planks, making the area difficult to clean. This is a contravention of section III(5)(b) of the Minimum Housing and Health Standards which states that: Rooms and sections of rooms that are used for food preparation and cooking shall have walls and floors constructed of materials which do not provide harbourage to dirt, grease, vermin and bacteria and that are easily kept clean.
- i. The carpet in the hallway, near the bedroom closest to the living room, was damaged and frayed revealing the carpet underlay. 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. The transition strip between the flooring in the hallway and the flooring in the bedroom near the bottom of the stairs was damaged and missing an entire section. 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.
- k. The transition strip between the flooring in the hallway and the living room flooring was damaged and missing an entire section. 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.
- l. There were gaps between the baseboards and floor around the perimeter of the washroom, making it difficult to clean. This is 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.
- m. There were gaps along the base and sides of the rear exterior door; daylight could be seen through the gaps when the door was closed. 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.

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. Remove the pad lock or security bar completely. Security bars on egress windows must be able to be opened from the inside without any special knowledge or tools.
 - b. Replace both bedroom windows so they meet the egress requirements of section III 3(b) of the Minimum Housing and Health Standards.
 - c. Determine and properly stop the source of water infiltration or excess moisture causing the mould growth in the utility room. Then remove all mouldy and damaged building materials. Assess the interior cavity for mould growth and remediate as needed. Schedule a re-inspection with an Alberta Health Services, Public Health Inspector to observe the open, clean and dry area prior to reconstructing the area with all new materials.
 - d. Repair the wall below the window in the utility room and ensure a proper finish is applied so the wall is made smooth, non-absorbent to moisture, and easy to clean.
 - e. Remove the water damaged baseboard in the washroom and install new baseboard with a non-absorbent finish that is easy to clean.
 - f. Remove the tape and properly install the bedroom vent cover so it is secure.
 - g. Repair the bedroom ceiling and ensure a proper finish is applied to the ceiling so it is made smooth, and easy to clean.
 - h. Repair, replace, or seal the gaps between the floorboards in the kitchen.

- i. Repair or replace the carpet in the hallway near the bedroom closest to the living room.
- j. Remove the broken transition strip and install a new transition strip between the flooring in the hallway and the bedroom flooring.
- k. Remove the broken transition strip and install a new transition strip between the flooring in the hallway and living room flooring.
- l. Ensure water-tight joints are formed to eliminate the exposed gaps between the floor and baseboards in the washroom.
- m. Repair or replace the weatherstripping around the rear exterior door to close the gaps.

2. The work referred to in paragraph 1 shall be completed by **May 27, 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, May 12, 2025

Confirmation of a verbal order issued to Wan Keung Roman Yu via voicemail on May 9, 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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