

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

To: Emmanouel Katerinakis Marica Katerinakis
"the Owner" "the Owner"

And To: All Occupant(s) of the following Housing premises:

RE: Those housing premises located in Calgary, Alberta and municipally described as:
Basement, 512 20 Avenue SW

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 and Nuisance and General Sanitation Regulation, Alberta Regulation 243/2003 namely:

- a. The exterior bedroom wall (southwest corner) was mouldy and water-damaged due to a plumbing leak in the exterior wall.
- b. The bedroom carpet was water-damaged as a result of a plumbing leak in the exterior wall.
- c. There was a hole in the bathroom ceiling near the shower caused by a water/plumbing leak from above.
- d. Head clearance measured less than 70 inches at the base of the stairs, through the main hallway, and in portions of the bathroom and kitchen.
- e. The bedroom window did not meet emergency egress requirements; the opening measured approximately 18 inches by 19 inches.
- f. No handrail was installed along the stairs leading to the basement.
- g. Insect screens were missing from some windows intended for ventilation.

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. The exterior bedroom wall (southwest corner) was mouldy and water-damaged due to a plumbing leak in the exterior wall. This is in contravention of section 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."
- b. The bedroom carpet was water-damaged as a result of a plumbing leak in the exterior wall. This is in contravention of section 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.”

- c. There was a hole in the bathroom ceiling near the shower caused by a water/plumbing leak from above. This is in contravention of section 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) 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. Head clearance measured less than 70 inches at the base of the stairs, through the main hallway, and in portions of the bathroom and kitchen. This is in contravention of section 5(2) of the Housing Regulation (AR 173/99) 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.”
- e. The bedroom window did not meet emergency egress requirements; the opening measured approximately 18 inches by 19 inches. This is in contravention of section 3(b)(i, ii) of the Minimum Housing and Health Standards which states that “(i) For buildings of 3 stories or less and except where a bedroom door provides access directly to the exterior or the suite is sprinklered, each bedroom shall have at least one outside window which may be opened from the inside without the use of tools or special knowledge. (ii) Windows referred to in section 3(b)(i) shall provide unobstructed openings with areas not less than 0.35 m^2 (3.8ft²), with no dimension less than 380 mm (15”).
- f. No handrail was installed along the stairs leading to the basement. This is in contravention of section 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.”
- g. Insect screens were missing from some windows intended for ventilation. This is in contravention of section 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.”

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 immediately as the unit has become vacant.
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. Ensure that the source of the water infiltration in the bedroom has been repaired.
 - b. Remove and replace any mouldy and/or water-damaged material in the southwest area of the bedroom wall.

- c. Remove and replace any water-damaged bedroom flooring, including carpet and underlay.
- d. Ensure that the source of the water infiltration into the bathroom ceiling has been repaired/addressed.
- e. Remove and replace any water-damaged material in the ceiling. Ensure that the bathroom finishes are in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders them easy to clean.
- f. Ensure that the head clearance in the unit's living spaces measures at least 72 inches or greater, including at the base of the stairs, through the main hallway, and in the kitchen and bathroom areas.
- g. Replace or adequately alter the bedroom window so that it provides an unobstructed opening with an area not less than 0.35 m^2 (3.8ft^2), with no dimension less than 380 mm (15").
- h. Install a handrail along the stairs leading to the basement.
- i. Ensure that all windows intended for ventilation are supplied with effective insect screens.

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/or receipt of the report> 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, December 16, 2025
Confirmation of a verbal order issued to Rita Katerinakis on December 12, 2025.

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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