

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

To: Amy Shun Foon Wong
"the Owner"

And To: Herman Chun Tung Wong
"The Owner"

And To: Albert Wong
"the Manager"

And To: Alex Wong
"the Manager"

And To: All Occupant(s) of the following Housing premises: 5504 Centre Street NE

RE: Those housing premises located in Calgary, Alberta and municipally described as:
5504 Centre Street NE

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:

Main Common:

- a. There was a hole in the drywall by the unit 1 entrance door.
- b. The washroom vanity mirror was shattered. A poor attempt was made to keep some pieces of the mirror together with tape, but many jagged pieces of broken mirror were exposed.
- c. Several holes in the drywall in the washroom were only partially patched.
- d. The bathtub was clogged.
- e. The bathtub faucet was missing.
- f. The previously-gaping edge of the acrylic tub surround in the washroom was now affixed to the drywall with screws, however it did not appear any previously-observed water damaged material was removed prior to securing the edge of the tub surround. The previously-observed water damaged drywall and baseboard were simply painted over.
- g. Several floor tiles in the washroom were broken, cracked and/or chipped.
- h. The window in the washroom was boarded up with bare particleboard.
- i. There was no mechanical or natural ventilation in the washroom.
- j. There were gaps in the caulking where the tub surround and bathtub meet.

- k. There was a hole in the drywall around the showerhead, thus allowing water to infiltrate the bare drywall around the showerhead.
- l. Several tiles were missing along the kitchen backsplash, exposing unfinished drywall.
- m. There was a significant build up of water/grease stains and food splatter on the kitchen ceiling near the back door.
- n. There was no seal along the perimeter of the kitchen sink, between the sink and the countertop. Water was dripping through the gap between the sink and countertop, and down the exterior of the sink basins into the cupboard below.
- o. The kitchen floor near the back entrance was torn in parts and missing altogether in others.
- p. The kitchen sink was clogged.
- q. There was a leak from the plumbing beneath the kitchen sink.
- r. There was a huge hole in the drywall in the kitchen.
- s. The kettle, toaster, and microwave were placed on an unsealed bare particleboard shelf in the kitchen.
- t. The kitchen countertop was badly worn in several places.
- u. All four elements of the stove were not working, and the front outer encasement of the oven door was missing.
- v. Daylight could be seen through gaps at the top and around the locking mechanism of the back door.
- w. Daylight could be seen through gaps at the side and bottom of the front door.
- x. The kitchen window was shattered. Dozens of jagged glass edges were exposed. A piece of fabric was being used to cover up the hole where the window once was.
- y. The kitchen window was missing a tight fitting insect screen.

Basement Common:

- z. The toilet was not working.
- aa. The washroom fan was not working.
- bb. The caulking along the joints of the shower was mouldy and dirty.
- cc. There was water droplet staining on the washroom ceiling indicating that adequate ventilation was not present.
- dd. Several holes in the washroom drywall were only partially patched.
- ee. The interior and exterior washroom door trim/casement was missing and/or lifting along the perimeter of the door frame.
- ff. There were multiple cracked and broken floor tiles in the living room and laundry room
- gg. The baseboards and floor under the window in the laundry area were badly water damaged.
- hh. The window in the laundry room was missing and completely boarded over with wood.
- ii. The basement common area room temperature was approximately 9 degrees Celsius.

Unit 1:

- jj. All exterior windows were shattered and boarded up with bare particleboard.

Unit 2:

- kk. The smoke alarm in the bedroom was missing.
- ll. The room temperature was approximately 16 degrees Celsius.

Unit 3:

- mm. The entrance door was damaged with several holes.
- nn. The room temperature was approximately 18 degrees Celsius.

Unit 4:

- oo. The smoke alarm in the bedroom was missing.
- pp. The interior and exterior door trim/casement was missing and/or lifting along the perimeter of the door frame.
- qq. There was a hole in the entrance door where the doorknob once was. The door could only be opened and closed using the small knob to open and close the deadbolt on the door.
- rr. There was an abundance of clutter, dirty dishes, and old food in the room. Multiple appliances were also observed in the bedroom, including a toaster, hot plate, a butane gas canister with a torch attachment, power generator, and a coffee maker.
- ss. The room temperature was approximately 15 degrees Celsius.

Unit 6:

- tt. A hasp lock was installed on the door frame.
- uu. Baseboards were missing throughout this room.
- vv. A section of drywall was missing along the west wall.
- ww. The smoke alarm in the bedroom was not working.
- xx. Plate covers were missing from over electrical outlets.
- yy. The room temperature was approximately 9 degrees Celsius.

Unit 7:

- zz. The smoke alarm in the bedroom was missing.
- aaa. One window in this bedroom was completely shattered and covered with a garbage bag, and the other was completely boarded up with wood.
- bbb. The floor was extremely dirty.
- ccc. The room temperature was approximately 10 degrees Celsius.

Unit 8:

- ddd. This unit was occupied despite a previous agreement signed by the owner stating that the unit would not be rented.
- eee. The bedroom window was completely boarded up with wood.

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:

Main Common:

- a. There was a hole in the drywall by the entrance door to unit 1. This is in 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.

- b. The washroom vanity mirror was shattered. A poor attempt was made to keep some pieces of the mirror together with tape, but many jagged pieces of broken mirror were exposed. This is in contravention of section 5(2) of the Housing Regulation 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.
- c. Several holes in the drywall in the washroom were only partially patched. This is in 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.
- d. The bathtub was clogged. This is in contravention of section IV(6)(c) of the Minimum Housing and Health Standards which states that: All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.
- e. The bathtub faucet was missing. This is in contravention of section IV(7)(a) of the Minimum Housing and Health Standards which states that: The washbasins and bathtub or shower shall be supplied with potable hot and cold running water.
- f. The previously-gaping edge of the acrylic tub surround in the washroom was now affixed to the drywall with screws, however it did not appear any previously-observed water damaged material was removed prior to securing the edge of the tub surround. The previously-observed water damaged drywall and baseboard were simply painted over. This is in 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.
- g. Several washroom floor tiles were broken, cracked and/or chipped. This is in 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.
- h. The window in the washroom was boarded up with bare particleboard. This is in 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.
- i. There was no mechanical or natural ventilation in the washroom. This is in contravention of section IV(7)(c) of the Minimum Housing and Health Standards which states that: All rooms containing a flush toilet and/or bathtub or shower shall be provided with natural or mechanical ventilation.
- j. There were gaps in the caulking where the tub surround and bathtub meet. This is in 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 was a hole in the drywall around the showerhead, thus allowing water to infiltrate the bare drywall around the showerhead. This is in 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.

- i. Several tiles were missing along the kitchen backsplash, exposing unfinished drywall. This is in 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.
- m. There was a significant build up of water/grease stains and food splatter on the kitchen ceiling near the back door. This is in 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.
- n. There was no seal along the perimeter of the kitchen sink, between the sink and the countertop. Water was dripping through the gap between the sink and countertop, and down the exterior of the sink basins into the cupboard below. This is in contravention of section IV(14)(a)(iii) of the Minimum Housing and Health Standards which states that: Every housing premises shall be provided with a food preparation area, which includes: a counter or table used for food preparation which shall be of sound construction and furnished with surfaces that are easily cleaned.
- o. The kitchen floor near the back entrance was torn in parts and missing altogether in others. This is in 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.
- p. The kitchen sink was clogged. This is in 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.
- q. There was a leak from the plumbing beneath the kitchen sink. This is in contravention of section IV(6)(c) of the Minimum Housing and Health Standards which states that: All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.
- r. There was a huge hole in the drywall in the kitchen. This is in 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.
- s. The kettle, toaster, and microwave were placed on an unsealed bare particleboard shelf in the kitchen. This is in contravention of section IV(14)(a)(iii) of the Minimum Housing and Health Standards which states that: Every housing premises shall be provided with a food preparation area, which includes: a counter or table used for food preparation which shall be of sound construction and furnished with surfaces that are easily cleaned.
- t. The kitchen countertop was badly worn in several places. This is in contravention of section IV (14)(a)(iii) which states that: Every housing premises shall be provided with a food preparation area, which includes a counter or table used for food preparation which shall be of sound construction and furnished with surfaces that are easily cleaned.
- u. All four elements of the stove were not working, and the front outer encasement of the oven door was missing. This is in contravention of section IV(14)(a)(iv) of the Minimum Housing and Health Standards which states that: Every housing premises shall be provided with a food preparation area, which includes: a stove and a refrigerator that are maintained in a

- safe and proper operating condition. The refrigerator shall be capable of maintaining a temperature of 4 degrees C.
- v. Daylight could be seen through gaps at the top and around the locking mechanism of the back door. This is in 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.
 - w. Daylight could be seen through gaps at the side and bottom of the front door. This is in 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.
 - x. The kitchen window was shattered. Dozens of jagged glass edges were exposed. A piece of fabric was being used to cover up the hole where the window once was. This is in 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.
 - y. The kitchen window was missing a tight fitting insect screen. This is in contravention of section III(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.

Basement Common:

- z. The toilet was not working. This is in contravention of section IV(6)(c) of the Minimum Housing and Health Standards which states that: All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.
- aa. The washroom fan was not working. This is in contravention of section IV(7)(c) of the Minimum Housing and Health Standards which states that: All rooms containing a flush toilet and/or bathtub or shower shall be provided with natural or mechanical ventilation.
- bb. The caulking along the joints of the shower was mouldy and dirty. This is in 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.
- cc. There was water droplet staining on the washroom ceiling indicating that adequate ventilation was not present. This is in 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.
- dd. Several holes in the washroom drywall were only partially patched. This is in 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.
- ee. The interior and exterior washroom door trim/casement was missing and/or lifting along the perimeter of the door frame. This is in 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.
- ff. There were multiple cracked and broken floor tiles in the living room and laundry room. This is in 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.
 - gg. The baseboards and floor under the window in the laundry area were badly water damaged. This is in 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, loose or lifting coverings and in a condition that renders it easy to clean.
 - hh. The window in the laundry room was missing and completely boarded over with wood. This is in contravention to 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.
 - ii. The basement common area room temperature was approximately 9 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 22C(710F), or maintained at a temperature of at least 22C(710F) when the control of the supplied heat in a dwelling is the responsibility of a person other than the occupant.

Unit 1:

- jj. All exterior windows were shattered and boarded up with particleboard. This is in 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.

Unit 2:

- kk. The smoke alarm in the bedroom was missing. This is in 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 and section IV(12)(a) of the Minimum Housing and Health Standards which states that: Smoke alarms shall be operational and in good repair at all times.
- ll. The room temperature was approximately 16 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 22C(710F), or maintained at a temperature of at least 22C(710F) when the control of the supplied heat in a dwelling is the responsibility of a person other than the occupant.

Unit 3:

- mm. The entrance door was damaged with several holes. This is in 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.
- nn. The room temperature was approximately 18 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 22C(710F), or maintained at a temperature of at least 22C(710F) when the control of the supplied heat in a dwelling is the responsibility of a person other than the occupant.

Unit 4:

- oo. The smoke alarm in the bedroom was missing. This is in 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 and section IV(12)(a) of the Minimum Housing and Health Standards which states that: Smoke alarms shall be operational and in good repair at all times.
- pp. The interior and exterior door trim/casement was missing or lifting along the perimeter of the door frame. This is in 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.
- qq. There was a hole in the entrance door where the doorknob once was. The door could only be opened and closed using the small knob to open and close the deadbolt on the door.. This is in 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.
- rr. There was an abundance of clutter, dirty dishes, and old food in the room. Multiple appliances were also observed in the bedroom, including a toaster, hot plate, a butane gas canister with a torch attachment, power generator, and a coffee maker. This is in contravention of section 5(2) of the Housing Regulation 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.
- ss. The room temperature was approximately 15 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 22C(710F), or maintained at a temperature of at least 22C(710F) when the control of the supplied heat in a dwelling is the responsibility of a person other than the occupant.

Unit 6:

- tt. A hasp lock was installed on the door frame. This is in contravention of 5(2) of the Public Health Act on 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.
- uu. Baseboards were missing throughout this room. This is in 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.
- vv. A section of drywall was missing on the west wall. This is in 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.
- ww. The smoke alarm in the bedroom was not working. This is in 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 and section IV(12)(a) of the Minimum Housing and Health Standards which states that: Smoke alarms shall be operational and in good repair at all times.
- xx. Plate covers were missing from over electrical outlets. This is contravention of section IV(11) of the Minimum Housing and Health Standards which states: 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.
- yy. The room temperature was approximately 9 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 22C(710F), or maintained at a temperature of at least 22C(710F) when the control of the supplied heat in a dwelling is the responsibility of a person other than the occupant.

Unit 7:

- zz. The smoke alarm in the bedroom was missing. This is in 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 and section IV(12)(a) of the Minimum Housing and Health Standards which states that: Smoke alarms shall be operational and in good repair at all times.
- aaa. One window in this bedroom was completely shattered and covered with a garbage bag, and the other was completely boarded up with wood. This is in contravention of section III(3)(b)(i) of the Minimum Housing and Health Standards which states that: For buildings of 3 storeys 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 and 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”).

bbb. The floor was extremely dirty. This is in 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.

ccc. The room temperature was approximately 10 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 22C(710F), or maintained at a temperature of at least 22C(710F) when the control of the supplied heat in a dwelling is the responsibility of a person other than the occupant.

Unit 8:

ddd. This unit was occupied despite a previous agreement signed by the owner stating that the unit would not be rented. This is in contravention of 5(2) of the Public Health Act on 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.

eee. The bedroom window was completely boarded up with wood. This is in contravention of section III(3)(b)(i) of the Minimum Housing and Health Standards which states that: For buildings of 3 storeys 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 and 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”).

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 on or before January 25, 2021.
2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:

Main Common:

- a. Repair or replace all damaged drywall by the unit 1 entrance door.
- b. Remove the broken glass from the vanity mirror.
- c. Apply a finish to the patched holes in the bathroom walls, so they are smooth, non-absorbent to moisture and easy to clean.
- d. Repair or replace bathtub.
- e. Replace the bathtub faucet.

- f. Remove all water damaged materials, including but not limited to drywall, baseboard, and insulation. Reconstruct with new materials, properly re-install the bathtub surround wall, and ensure all joints have a watertight seal.
- g. Replace broken, cracked, and chipped main floor bathroom floor tiles.
- h. Remove particleboard from over the window opening and install a proper window.
- i. Either ensure the window in the main washroom is open-able or install a mechanical fan for ventilation.
- j. Properly seal the interior joints of the main floor bathtub surround.
- k. Seal the hole around the showerhead.
- l. Repair the kitchen back splash, ensure the finish is smooth, easily cleanable, and non-absorbent to moisture.
- m. Remove all water damaged and badly soiled kitchen ceiling materials. Reconstruct with new materials.
- n. Apply a watertight seal around the perimeter of where the countertop and kitchen sink meet.
- o. Repair or replace all damaged and missing flooring material in the kitchen.
- p. Repair or replace the kitchen sink so it is in good working condition.
- q. Repair the plumbing under the kitchen sink so it is free from leaks.
- r. Repair the large hole in the drywall in the kitchen.
- s. Apply a finish to the particleboard shelf in the kitchen so it is smooth, non-absorbent to moisture and easy to clean. Avoid toxic paint finishes or finishes that can chip or peel off the food contact surface.
- t. Replace the worn section of kitchen countertop.
- u. Replace the kitchen stove.
- v. Install adequate weather-stripping to seal the gaps in the back door.
- w. Install adequate weather-stripping to seal the gaps around the perimeter of the front door.
- x. Replace the kitchen window.
- y. Install an insect screen over the kitchen window.

Basement Common:

- z. Repair or replace the toilet.
- aa. Repair or replace the mechanical ventilation fan so moisture is drawn out of the bathroom area.
- bb. Replace the caulking along the joints of the shower.
- cc. Clean the ceiling and resurface as necessary.
- dd. Apply a finish to the patched holes in the walls, so they are smooth, non-absorbent to moisture and easy to clean.
- ee. Install a new door trim/encasement along the perimeter of the washroom door frame.
- ff. Replace all cracked and broken basement floor tiles.
- gg. Remove all water damaged materials from the laundry room and replace with new materials.
- hh. Install a proper window in the laundry room.
- ii. Repair or replace the furnace so all habitable rooms can maintain a temperature of at least 22 degrees Celsius.

Unit 1:

- jj. Remove all particleboard from over window openings and install proper windows.

Unit 2:

kk. Install a fully functional smoke alarm.

Unit 3:

ll. Repair or replace bedroom door.

Unit 4:

mm. Install a fully functional smoke alarm.

nn. Install new door trim/encasement along the perimeter of the door frame.

oo. Repair or replace bedroom door.

pp. Remove all clutter in this room including flammable items and appliances.

Unit 6:

qq. Remove the hasp lock from door frame.

rr. Install baseboards.

ss. Repair or replace all damaged drywall.

tt. Ensure the smoke alarm is operational at all times.

uu. Install plate covers over all electrical outlets.

Unit 7:

vv. Install a fully functional smoke alarm.

ww. Install proper windows.

xx. Clean the filth from the floor.

Unit 8:

yy. Install proper windows.

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, January 26, 2021

Confirmation of a verbal order issued to Herman Chun Tung Wong and Alex Wong on January 21, 2021.

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 Alberta Health Services at 780-342-0122 or by contacting the Public Health Appeal Board.

Health Legislation, Regulations and Standards

Electronic versions of the Public Health Act and Regulations are available at the Alberta Queen's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or www.qp.gov.ab.ca.

Health Legislation and regulations are available for purchase. Please contact Alberta Queen's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or www.qp.gov.ab.ca.

Copies of standards are available by contacting the Health Protection Branch of Alberta Health at 780-427-4518 or by visiting: <https://www.alberta.ca/health-standards-and-guidelines.aspx>

Copy City of Calgary Police Service
Copy Safer Communities and Neighbourhoods

Calgary • Southport • Environmental Public Health

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

www.albertahealthservices.ca/eph.asp