

ORDER OF AN EXECUTIVE OFFICER

To: Amy Shun Foon Wong and Herman Chun Tung Wong
“the Owner”

Albert Wong
“the Manager”

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:

Basement Common:

- a. On July 7, 2017 the entire base of the bathroom cabinet was wet and mouldy; moisture meter readings between 215 and 878 relative moisture level (REL) were obtained. The bathroom walls on either side of the cabinet were also water saturated. Moisture meter readings between 195 and 610 REL were obtained. Baseboards parallel to the cabinet and behind the toilet were warped, water stained, wet and mouldy. On September 1, 2017 it was noted that the bathroom baseboards, walls and cabinet interior walls were freshly painted. A panel of raw wood was installed on the right exterior side of the cabinet. A moisture meter reading of 91.7% WME (wood moisture equivalent) was obtained on the bathroom walls on either side of the cabinet. A sheet of stained wood was installed over the saturated, mouldy cabinet base shelf. When tested with a moisture meter, this sheet of wood showed a moisture reading of 667 REL.
- b. The basement bathroom door was spilt along the interior edge close to the knob. The door could not be closed all the way or locked.
- c. The laundry room cupboard base shelf and back wall under the sink were water damaged and mouldy. Moisture meter readings on the base shelf measured between 726 REL and 867 REL.
- d. There was a large gap behind the laundry sink, whereby water could infiltrate behind the counter and affect drywall and cupboard walls.
- e. There was a large off-white bin full of clothing and empty alcohol bottles in the laundry room. Many flies were coming up from the bin.
- f. A switch plate was missing from over the light switch in the laundry room.
- g. There was a hole in the laundry room tile floor covering.
- h. Water was continually dripping from the basement bathroom handsink faucet and the aerator was cracked.
- i. The bathroom ventilation fan did not work.

Unit 4:

- a. The smoke alarm was not installed.
- b. The cover from over the cable outlet opening was missing.
- c. Two bedroom window panes were not installed.
- d. Window locking mechanisms were installed on the missing window panes, as a result the bedroom window could not be secured.
- e. An insect screen was missing from the bedroom window.

Unit 7:

- a. Tile in the center of the floor was raised and cracked.
- b. An insect screen was missing from the bedroom window.

Unit 8:

- a. The bedroom window was missing A wooden board was placed into the window frame.
- b. The cover was missing from over the electrical outlet below the light switch.

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:

Basement Common:

- a. On July 7, 2017 the entire base of the bathroom cabinet was wet and mouldy; moisture meter readings between 215 and 878 relative moisture level (REL) were obtained. The bathroom walls on either side of the cabinet were also water saturated. Moisture meter readings between 195 and 610 REL were obtained. Baseboards parallel to the cabinet and behind the toilet were warped, water stained, wet and mouldy. On September 1, 2017 it was noted that the bathroom baseboards, walls and cabinet interior walls were freshly painted. A panel of raw wood was installed on the right exterior side of the cabinet. A moisture meter reading of 91.7% WME (wood moisture equivalent) was obtained on the bathroom walls on either side of the cabinet. A sheet of stained wood was installed over the saturated, mouldy cabinet base shelf. When tested with a moisture meter, this sheet of wood showed a moisture reading of 667 REL. This contravenes 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.
- b. The basement bathroom door was spilt along the interior edge close to the knob. The door could not be closed all the way or locked. This contravenes 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.
- c. The laundry room cupboard base shelf and back wall under the sink were water damaged and mouldy. Moisture meter readings on the base shelf measured between 726 REL and 867 REL. This contravenes 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.
- d. There was a large gap behind the laundry sink whereby water could infiltrate behind the counter and affect drywall and cupboard walls. This contravenes 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.
- e. There was a large off-white bin full of clothing and empty alcohol bottles in the laundry room. Many flies were coming up from the bin. This contravenes 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.
 - f. A switch plate was missing from over the light switch in the laundry room. This contravenes 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. There was a hole in the laundry room tile floor covering. This contravenes 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. Water was continually dripping from the basement bathroom handsink faucet and the aerator was cracked. This contravenes 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.
 - i. The bathroom ventilation fan did not work. This contravenes 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.

Unit 4:

- a. The smoke alarm was not installed. This contravenes 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.
- b. The cover from over the cable outlet opening was missing. This contravenes 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.
- c. Two bedroom window panes were not installed. This contravenes 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.
- d. Window locking mechanisms were installed on the missing window panes, as a result the bedroom window could not be secured. This contravenes section III(3)(a) of the Minimum Housing and Health Standards which states that: Exterior windows and doors shall be capable of being secured.
- e. An insect screen was missing from the bedroom window. This contravenes 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.

Unit 7:

- a. Tile in the center of the floor was raised and cracked. This contravenes 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. An insect screen was missing from the bedroom window. This contravenes 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.

Unit 8:

- a. The bedroom window was missing A wooden board was placed into the window frame. This contravenes 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").
- b. The cover was missing from over the electrical outlet below the light switch. This contravenes 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.

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:

Basement Common:

- a. Find and repair the source of water infiltration. Remove and discard the bathroom cabinet. Remove the walls on either side of the cabinet at least 2 feet up from the floor. Remove all water damaged materials (including but not limited to insulation and frame), clean the affected area and allow time to dry. Schedule a re-inspection with an Alberta Health Services public health inspector to verify that all water damaged materials have been removed and the area is clean and dry. Do not reconstruct this area until permission from a health inspector is granted.
- b. Replace the basement bathroom door. Ensure the door can be locked.
- c. Repair all plumbing deficiencies. Remove the water damaged and mould contaminated shelf and walls.
- d. Apply a watertight seal along the joint of the laundry sink back splash to prevent water infiltration.
- e. Clear the contents of the bin in the laundry room and abate the flies.

- f. Ensure all electrical outlets and switches have appropriate covers installed.
- g. Repair the bathroom faucet to stop the leak. Replace the aerator.
- h. Repair the bathroom ventilation fan so warm moist air is drawn out of the bathroom area.
- i. Replace damaged laundry room floor tiles.

Unit 4:

- a. Re-install the smoke alarm and ensure it is operational at all times.
- b. Properly re-install both bedroom window panes and ensure the window lock is effective.
- c. Install an appropriate cover for the cable outlet opening.
- d. Install an effective insect screen on the bedroom window.

Unit 7:

- a. Replace damaged floor tiles.
- b. Install an effective insect screen on the bedroom window.

Unit 8:

- a. Replace the bedroom window. Ensure the new window has an unobstructed openable area of at least 3.8 square feet. The window must be weatherproof, equipped with an effective lock and insect screen.
- b. Ensure all electrical outlets and switches have appropriate covers installed.

The work referred to in paragraph 1 shall be completed by **October 16, 2017**.

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, September 12, 2017

Verbal confirmation of the order issued to the owner, Herman Wong, during inspection on September 1, 2017.

Patricia Vernon, CPHI(C)
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, Telus Plaza North Tower
10025 Jasper Avenue NW
Edmonton, Alberta, T5J 1S6
Phone: 780-222-5186
Fax: 780-422-0914
Email: HealthAppealBoard@gov.ab.ca
Website: <http://www.health.alberta.ca/about/PHAB.html>

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: www.health.alberta.ca/about/health-legislation.html