

ORDER OF AN EXECUTIVE OFFICER

To: Bipasha Mondol
"the Owner"

Samrian Roy
"the Manager"

RE: Those housing premises located in Calgary, Alberta and municipally described as:
6140 Madigan Drive 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:

- a. The smoke alarm was tested and not working.
- b. The kitchen flooring tiles were cracked and gaps were exposed between tiles.
- c. There was an exposed gap on the kitchen back splash.
- d. The caulking between the bathtub and tile surround was peeling off.
- e. There was a gap in the floor between the washroom flooring tiles and baseboards.
- f. There was a gap around the plumbing under the washroom hand sink.
- g. There were multiple holes on drywall in the hallway.
- h. The living room flooring material was beginning to lift and had missing sections.

Common:

- i. The deadbolt for the side entrance door was missing.
- j. There were live electrical wires by the staircase leading to the main floor.
- k. Laundry window was smashed and boarded with plywood.
- l. There was a hole on the drywall by the staircase leading to the main floor.
- m. There was a large hole in the drywall by the staircase leading to the basement.
- n. The back entrance door trim was missing.

West Basement Unit:

- o. There was no smoke alarm near the bedrooms.
- p. The kitchen sink was missing.
- q. There were major sections of the kitchen flooring missing.
- r. Padlock and hasp mechanism was installed on bedroom door frames.
- s. The window in the southwest bedroom was missing a pane of glass and was unable to be sealed.
- t. The washroom door was repaired with duct tape.

East Basement Unit:

- u. Egress was obstructed by furniture outside of the window in the north bedroom.
- v. There was no smoke alarm near the bedrooms.
- w. All light switch covers were missing in this unit.
- x. All electrical outlet covers were missing in the kitchen area.
- y. The vent cover was missing in the north bedroom.

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:

- a. The smoke alarm was tested and 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.
- b. The kitchen flooring tiles were cracked and gaps were exposed between tiles. 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.
- c. There was an exposed gap on the kitchen back splash. 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.
- d. The caulking between the bathtub and tile surround was peeling off. 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.
- e. There was a gap in the floor between the washroom flooring tiles and baseboards. 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.
- f. There was a gap around the plumbing under the washroom hand sink. 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. There were multiple holes on drywall in the hallway. 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.

- h. The living room flooring material was beginning to lift and had missing sections. 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.

Common:

- i. The deadbolt for the side entrance door was missing. This is in contravention of Section III(3)(a) of the Minimum Housing and Health Standards which states that: Exterior windows and doors shall be capable of being secured.
- j. There were live electrical wires by the staircase leading to the main floor. This is in 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.
- k. Laundry window was smashed and boarded with plywood. This is in contravention of Section III(2)(b)(ii) of the Minimum Housing and Health Standards which states that: In housing premises intended for use during the winter months, windows in habitable rooms shall protect against cold weather through the provision of a storm sash, double glazing, or other durable thermal/air resistant barrier as may be approved by the Executive Officer and Section III(3)(a) of the Minimum Housing and Health Standards which states that: Exterior windows and doors shall be capable of being secured.
- l. There was a hole on the drywall by the staircase leading to the main floor. 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.
- m. There was a large hole in the drywall by the staircase leading to the basement. 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.
- n. The back entrance door trim was missing. 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.

West Basement Unit:

- o. There was no smoke alarm near the bedrooms. 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.
- p. The kitchen sink was missing. This is in contravention of Section IV(14)(a)(i) of the Minimum Housing and Health Standards which states that: Every housing premises shall be provided with a food preparation area, which includes: a kitchen sink that is supplied

- with potable hot and cold water and suitably sized to allow preparation of food, washing utensils and any other cleaning operation;
- q. There were major sections of the kitchen flooring missing. 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.
 - r. Padlock and hasp mechanism was installed on bedroom door frames. This is in contravention of Section 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.
 - s. The window in the southwest bedroom was missing a pane of glass and was unable to be sealed. This is in contravention of Section III(2)(b)(ii) of the Minimum Housing and Health Standards which states that: In housing premises intended for use during the winter months, windows in habitable rooms shall protect against cold weather through the provision of a storm sash, double glazing, or other durable thermal/air resistant barrier as may be approved by the Executive Officer and Section III(3)(a) of the Minimum Housing and Health Standards which states that: Exterior windows and doors shall be capable of being secured.
 - t. The washroom door was repaired with duct tape. 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.

East Basement Unit:

- u. Egress was obstructed by furniture outside of the window in the north bedroom. This is in 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”).
- v. There was no smoke alarm near the bedrooms. 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.
- w. All light switch covers were missing in this unit. This is in 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.
- x. All electrical outlet covers were missing in the kitchen area. This is in 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.
- y. The vent cover was missing in the north bedroom. 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.

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:

Main:

- a. Install a fully operational smoke alarm near the bedrooms.
- b. Repair or replace the kitchen floor tiles.
- c. Seal the exposed gap on the kitchen back splash.
- d. Remove the old caulking around the bathtub and re-seal the bathtub.
- e. Seal the exposed gap between the washroom flooring tiles and baseboards.
- f. Seal the exposed gap around the plumbing under the washroom hand sink.
- g. Repair or replace all damaged drywall.
- h. Repair or replace the living room flooring.

Common:

- i. Install a deadbolt lock on the side entrance door.
- j. Cap or remove electrical wires.
- k. Install a window for laundry room.
- l. Repair or replace damaged drywall.
- m. Install an access panel for the larger hole by the staircase leading to the basement.
- n. Install a door trim for back entrance door.

West Basement Unit:

- o. Install a fully operational smoke alarm near the bedrooms.
- p. Install a kitchen sink.
- q. Install kitchen flooring such that there are no gaps or missing pieces.
- r. Remove the padlock and hasp mechanism.
- s. Install the missing window panes for the southwest bedroom.
- t. Replace the washroom door.

East Basement Unit:

- u. Remove furniture so it is no longer obstructing egress in the north bedroom.
- v. Install a fully functional smoke alarm near the bedrooms.
- w. Install light switch covers.
- x. Install electrical outlet covers.
- y. Install vent cover in the north bedroom.

2. The work referred to in paragraph 1 shall be completed by August 16, 2021.

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, July 19, 2021.

Confirmation of a verbal order issued to Samiran Roy on July 14, 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 City of Calgary Safety Codes
Copy City of Calgary Business Licensing

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RE: Those premises located in Calgary, Alberta and municipally described as: 6140 Madigan Drive NE, Calgary AB

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