

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

To: Eva Yuen
"the Owner"

And To: All Occupant(s) of the following Housing premises: 7703 41 Avenue NW – Unit 4

RE: Those housing premises located in Calgary, Alberta and municipally described as: 7703 41 Avenue NW – Unit 4

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. The locks were broken on the windows in the east facing bedroom and the northeast corner bedroom.
- b. The patio door could not close completely and could not be locked.
- c. Mouse droppings were found in the kitchen and bathroom on December 12, 2020. Since that time the required documentation from a professional pest management contractor has not been received.
- d. Live and dead cockroaches were found in the unit.
- e. The ceiling in the laundry area was water damaged.
- f. There was a hole in the ceiling in the laundry area.
- g. The stipple was peeling off the ceiling in the kitchen and upper-level hallway.
- h. There was a hole in the back wall of the cabinet underneath the kitchen sink.
- i. The finish on the sill of the patio door was deteriorating.

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 locks were broken on the windows in the east facing bedroom and the northeast corner bedroom. This is a 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.
- b. The patio door could not close completely and could not be locked. This is a 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.
- c. Mouse droppings were found in the kitchen and bathroom on December 12, 2020. Since that time the required documentation from a professional pest management contractor

has not been received. This is a contravention of section V(16)(a) of the Minimum Housing and Health Standards which states that: The owner shall ensure that the housing premises are free of insect and rodent infestations.

- d. Live and dead cockroaches were found in the unit. This is a contravention of section V(16)(a) of the Minimum Housing and Health Standards which states that: The owner shall ensure that the housing premises are free of insect and rodent infestations.
- e. The ceiling in the laundry area was water damaged. 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. There was a hole in the ceiling in the laundry area. 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. The stipple was peeling off the ceiling in the kitchen and upper-level hallway. 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.
- h. There was a hole in the back wall of the cabinet underneath the kitchen sink. 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 finish on the sill of the patio door was deteriorating. 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.

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 occupants vacate the above noted premises on or before February 15, 2022.
2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Replace broken locks on the windows in the east facing bedroom and the northeast corner bedroom.
 - b. Repair patio door so it can close and lock.
 - c. Contract the services of a professional pest management company to inspect, treat, and eradicate the cockroach and mouse infestations. Provide documentation of work completed from professional pest management to an executive officer of Alberta Health Services. Documentation must indicate the affected unit, adjacent units, and common areas have been treated and that the entire complex is free of cockroaches and mice.

- d. Remove all water damaged ceiling material from the laundry area, replace with new material and refinish.
 - e. Refinish the kitchen and upper-level hallway ceilings.
 - f. Repair and refinish hole in the cabinet under the kitchen sink.
 - g. Refinish the patio door sill.
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 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, February 14, 2022

Confirmation of a verbal order issued to Eva Yuen on February 4, 2022.

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>

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www.albertahealthservices.ca/eph.asp