

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

**To:** Augusto Properties Ltd.  
"the Owner"

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

**RE:** Those housing premises located in Calgary, Alberta and municipally described as:  
7814 Hunterquay Road NW  
Calgary, AB

**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 basement stairwell light switch cover was broken.
- b. The basement main room, had an open electric socket with exposed wiring.
- c. The basement bedroom light switch was missing its cover plate.
- d. The main floor living room had an open electric socket with exposed wiring.
- e. There was exposed wiring in the main floor hallway.
- f. The main floor bathroom light switch cover was broken.
- g. The wall surrounding the front door displayed evidence of water infiltration and damage. Paint was bubbling/peeling and the drywall was coming apart near the floor.
- h. The stair well walls had multiple holes.
- i. The stairwell walls and ceiling contained water damaged materials and the drywall was falling apart or had large holes.
- j. The basement main room carpet was composed of loose carpet tiles that presented a trip hazard.
- k. The basement main room ceiling was unfinished, with raw wood beams exposed.
- l. The basement bedroom doorframe was made of unfinished, raw wood.
- m. Baseboards were missing throughout the home.
- n. The main floor bathroom door was severely damaged.
- o. Kitchen cupboard doors were missing, leaving open, and exposed shelves.
- p. All the kitchen cupboard doors were missing handles needed to open them.
- q. The kitchen sink counter top was not properly sealed to the wall.
- r. Heater ducts in the basement were rusty and displayed drippage along a ceiling beam, suggesting there had been water infiltration into the heating distribution system.
- s. The basement bedroom window lock did not work.
- t. The front balcony railing was damaged, rotted and loose. It was falling off the building and pulling siding away with it.
- u. There was no smoke alarm installed outside the basement bedroom.
- v. There was no smoke alarm installed outside the main floor bedrooms.

- w. The bathroom hand sink was rusty and not sealed to the counter top.
- x. The shower head was not sealed to the shower wall.
- y. The bathtub did not have a plug.
- z. The window beside the front door was smashed, with remnants of broken glass still in the frame. The window was boarded up with plywood.
- aa. There was evidence of water leaking from the roof into the house. The main floor SE bedroom displayed bubbling paint on the upper wall area. There was also bubbling paint and damaged, rotted drywall in the stairwell and basement ceiling.
- bb. The front door weather stripping did not provide an adequate seal.
- cc. Many window screens, throughout the house, were missing or damaged.
- dd. The balcony door screen was missing an insect screen panel, making it ineffective to prevent the entry of insects.
- ee. Siding was being pulled away from the front of the house by the balcony handrail.
- ff. The exterior dryer vent was broken and could allow vermin to enter the home.

**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 basement stairwell light switch cover was broken. This is a 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
- b. The basement main room, had an open electric socket with exposed wiring. This is a 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
- c. The basement bedroom light switch was missing its cover plate. This is a 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
- d. The main floor living room had an open electric socket with exposed wiring. This is a 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
- e. There was exposed wiring in the main floor hallway. This is a 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
- f. The main floor bathroom light switch cover was broken. This is a 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
- g. The wall surrounding the front door displayed evidence of water infiltration and damage. Paint was bubbling/peeling and the drywall was coming apart near the floor. This is a contravention of Section I(1)(c) and III(5) of the Minimum Housing and Health Standards

which state 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 stair well walls had multiple holes. 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. Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced
- i. The stairwell walls and ceiling contained water damaged materials and the drywall was falling apart or had large holes. 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.
- j. The basement main room carpet was composed of loose carpet tiles that presented a trip hazard. 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.
- k. The basement main room ceiling was unfinished, with raw wood beams exposed. 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.
- l. The basement bedroom doorframe was made of unfinished, raw wood. 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.
- m. Baseboards were missing throughout the home. 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.
- n. The main floor bathroom door was severely damaged. 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.
- o. Kitchen cupboard doors were missing, leaving open, and exposed shelves. This is a contravention of Section IV(14)(a)(ii) of the Minimum Housing and Health Standards which states that: Every housing premises shall be provided with a food preparation area, which includes cupboards or other facilities suitable for the storage of food.
- p. All the kitchen cupboard doors were missing handles needed to open them. This is a contravention of Section IV(14)(a)(ii) of the Minimum Housing and Health Standards which states that: Every housing premises shall be provided with a food preparation area, which includes cupboards or other facilities suitable for the storage of food.
- q. The kitchen sink counter top was not properly sealed to the wall. 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.
- r. Heater ducts in the basement were rusty and displayed drippage along a ceiling beam, suggesting there had been water infiltration into the heating distribution system. This is a contravention of Alberta Regulation 173/99 5(2) 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 basement bedroom window lock did not work. 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.
  - t. The front balcony railing was damaged, rotted and loose. It was falling off the building and pulling siding away with it. This is a contravention of Section III(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.
  - u. There was no smoke alarm installed outside the basement bedroom. This is a 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.
  - v. There was no smoke alarm installed outside the main floor bedrooms. This is a 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. The bathroom hand sink was rusty and not sealed to the counter top. This is a 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.
  - x. The shower head was not sealed to the shower wall. This is a contravention of Section IV(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.
  - y. The bathtub did not have a plug. This is a 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.
  - z. The window beside the front door was smashed, with remnants of broken glass still in the frame. The window was boarded up with plywood. This is a 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.
  - aa. There was evidence of water leaking from the roof into the house. The main floor SE bedroom displayed bubbling paint on the upper wall area. There was also bubbling paint and damaged, rotted drywall in the stairwell and basement ceiling. This is a contravention of Section III(2)(a) and III(5) of the Minimum Housing and Health Standards which states that: The roof and exterior cladding of walls shall be maintained

- in awaterproof, windproof and weatherproof condition. 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.
- bb. The front door weather stripping did not provide an adequate seal. This is a 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 goodrepair, free of cracks and weatherproof.
  - cc. Many window screens, throughout the house, were missing or damaged. This is a 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 deviceintended for ventilation shall be supplied with effective screens.
  - dd. The balcony door screen was missing an insect screen panel, making it ineffective to prevent the entry of insects. This is a 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 deviceintended for ventilation shall be supplied with effective screens.
  - ee. Siding was being pulled away from the front of the house by the balcony handrail. This is a contravention of Section III(2)(a) of the Minimum Housing and Health Standards which states that: The roof and exterior cladding of walls shall be maintained in awaterproof, windproof and weatherproof condition.
  - ff. The exterior dryer vent was broken and could allow vermin to enter the home. This is a contravention of Alberta Regulation 173/99 5(2) 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.

**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 August 1, 2021.
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 the broken basement stairwell light switch cover.
  - b. Cover the open socket and wiring in basement main room.
  - c. Install a cover plate to the basement bedroom light switch.
  - d. Cover the open socket and wiring in main floor living room.
  - e. Install a cover to the open electric equipment on the main floor hallway
  - f. Replace the broken main floor bathroom light switch cover.
  - g. Remove water damaged materials and repair and refinish the wall surrounding front door
  - h. Repair the stair well walls to eliminate the holes.
  - i. Remove water damaged materials from stairwell walls and ceiling and repair and refinish the wall and ceiling.

- j. Repair the basement main room carpet so that the carpet is firmly affixed to the floor and does not present a trip or slip hazard.
  - k. Finish the basement main room ceiling to provide a smooth finished surface suitable for a living space.
  - l. Finish the raw wood sections of the basement bedroom door frame to provide a smooth, non-porous and easily cleanable surface.
  - m. Install baseboards to all floor-wall junctions throughout the house.
  - n. Replace the main floor bathroom door.
  - o. Replace the missing kitchen cupboard doors.
  - p. Install handles to all the kitchen cupboard doors and drawers.
  - q. Reseal the kitchen sink counter-top to the wall to provide a continuous waterproof seal.
  - r. Repair or replace any damaged furnace ducting in the basement.
  - s. Install a lock to the basement bedroom window.
  - t. Repair the balcony railing and replace any damaged materials or sections of house siding.
  - u. Install a working smoke alarm outside the basement bedroom.
  - v. Install a working smoke alarm in the main floor hallway outside main floor bedrooms.
  - w. Repair or replace the bathroom hand sink and properly seal it to the counter top to prevent water infiltration into the countertop.
  - x. Repair the shower head to ensure it is sealed to the wall to prevent water infiltration into the wall.
  - y. Provide a plug for the bathtub.
  - z. Install a new window beside the front door.
  - aa. Investigate the source of the water leakage in the main floor bedroom, the front door area and stair well and fix the problem to eliminate water infiltration into the home.
  - bb. Install new weather stripping to the front door to prevent cold air drafts.
  - cc. Ensure that all openable windows throughout the house have an intact insect screen fitted.
  - dd. Repair or replace the balcony door screen to prevent insect entry.
  - ee. Repair the damaged siding being pulled away from the front of the house by the balcony handrail to provide a weatherproof seal for the house exterior.
  - ff. Replace the broken exterior dryer vent and install a mesh to prevent the entry of pests.
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, July 22, 2021, following confirmation of a Verbal Order to Americo Ferreirinha.

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](mailto: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](http://www.qp.gov.ab.ca).

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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>

Template revised Feb 20, 2020

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**AIRDRIE Regional Health Centre**

604 Main Street South  
Airdrie, AB T4B 3K7  
Phone: 403-912-8400  
Fax: 403-912-8410

**CLARESHOLM Health Unit**

5221 2<sup>nd</sup> Street W  
PO Box 1391  
Claresholm, AB T0L 0T0  
Phone: 403 625-4061  
Fax: 403-625-4062

**BANFF Health Unit**

303 Lynx Street  
PO Box 1266  
Banff, AB T1L 1B3  
Phone: 403-762-2990  
Fax: 403-762-5570

**COCHRANE Community Health Centre**

60 Grande Boulevard  
Cochrane, AB T4C 0S4  
Phone: 403-851-6000  
Fax: 403- 851-6009

**CALGARY - Southport Atrium**

10101 Southport Road SW  
Calgary, AB T2W 3N2  
Phone: 403-943-2288  
Fax: 403-943-8056

**OKOTOKS Health and Wellness Centre**

11 Cimarron Common  
Okotoks, AB T1S 2E9  
Phone: 403-995-2600  
Fax: 403-995-2639

**CANMORE Public Health**

#104, 800 Railway Avenue  
Canmore, AB T1W 1P1  
Phone: 403-678-5656  
Fax: 403-678-5068

**STRATHMORE Public Health Office**

650 Westchester Road  
Strathmore, AB T1P 1H8  
Phone: 403-361-7200  
Fax: 403-361-7244

[www.albertahealthservices.ca/eph.asp](http://www.albertahealthservices.ca/eph.asp)