

ORDER OF AN EXECUTIVE OFFICER

To: Wasim Maqsood
Boulevard Real Estate Equities Ltd.
“the Owner”

RE: Those housing premises located in Wetaskiwin, Alberta and municipally described as:
A – 5316 37A Avenue.

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. Visible mould growth on floor, wall and baseboards in the Southwest corner of the downstairs bedroom. High moisture meter readings shown in this corner.
- b. Presence of asbestos within drywall as confirmed by Delnor Restoration Services Ltd.
- c. The grading at the exterior of the home slopes towards the house which may be contributing to the water entering the unit.

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. Visible mould growth on floor, wall and baseboards near the Southwest corner of the downstairs bedroom. This is in contravention of the Minimum Housing and Health Standards M.O. 57/2012 Section III (1)(c) which states: “Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.”
- b. Potential structural concerns with the foundation, especially around the corner of the basement area as per assessment with Delnor Restoration Services Ltd. This is in contravention of the Minimum Housing and Health Standards M.O. 57/2012 Section III (1)(a) which states: “The housing premises shall be structurally sound.”
- c. The sliding balcony door is in disrepair. This is in contravention of the Minimum Housing and Health Standards M.O. 57/2012 Section III (2)(b)(i) which states: “All windows and exterior doors shall be maintained in good repair, free of cracks and weatherproof.”
- d. The sliding balcony door locking mechanism does not work. This is in contravention of the Minimum Housing and Health Standards M.O. 57/2012 Section III (3)(a) which states: “Exterior windows and doors shall be capable of being secured.”
- e. Walls, baseboard and flooring in the Southwest corner of the basement bedroom have signs of water damage. This is in contravention of the Minimum Housing and Health Standards M.O. 57/2012 Section III (5)(a) which states: “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.”
- f. Window located in the kitchen/dining area does not stay on tracks and the window casing has deteriorated. This is in contravention of the Minimum Housing and Health Standards

M.O. 57/2012 Section III (2)(b)(i) which states: “All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof.”

- g. Window screen in the kitchen and dining area window is in disrepair. This is in contravention of the Minimum Housing and Health Standards M.O. 57/2012 Section III (2)(b)(iii) which states: “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.”

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:
 - a. Ensure any mould damaged materials are removed and appropriately disposed of.
 - b. Ensure asbestos remediation/removal is completed by a qualified professional such as a professional restoration services company. Proof of work is required.
 - c. Once wall is opened up, confirmation that the foundation is in good repair is required by a qualified professional. If work is required on the foundation, ensure that any work is approved by a qualified professional, such as a structural engineer. Receipt of work is required.
 - d. Ensure that grading at the exterior of the home is properly repaired so that the ground slopes away from the home and water does not infiltrate the basement. This work must be done by a qualified professional, such as a contractor who specializes in drainage and grading. Receipt of work is required.
 - e. Ensure that the sliding door is repaired so that it is in good working order and able to be properly secured.
 - f. Ensure that any walls, baseboards and floor coverings are in good repair.
 - g. Ensure that windows in the unit are in good repair.
 - h. Ensure that a window screen is affixed where required.
2. The work referred to in paragraph 1 shall be completed by:
 - a. a, b, and f by March 15, 2023.
 - b. c by February 15, 2023.
 - c. d by May 1, 2023.
 - d. e, g, and h by December 31, 2022.

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 Wetaskiwin, Alberta, November 29, 2022

Confirmation of a verbal order issued to Wasim Maqsood on November 29, 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 the Public Health Appeal Board or visiting their website.

Health Legislation, Regulations and Standards

Electronic versions of the Public Health Act and Regulations are available at the Alberta King's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or <https://www.alberta.ca/alberta-kings-printer.aspx>.

Health Legislation and regulations are available for purchase. Please contact Alberta King's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or <https://www.alberta.ca/alberta-kings-printer.aspx>.

Copies of standards are available by visiting: <https://www.alberta.ca/health-standards-and-guidelines.aspx>

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Wetaskiwin • Wetaskiwin Community Health Centre • Environmental Public Health

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<https://www.ahs.ca/eph>