

## **ORDER OF AN EXECUTIVE OFFICER** **NOTICE OF CLOSURE**

**To:**

**Mainstreet Equity Corp.**  
Calgary, Alberta

**John Irwin**  
London, Ontario

**Joseph Amantea**  
Calgary, Alberta

**Lizaine Wheeler**  
Calgary, Alberta

**Ron Anderson**  
Vancouver, British  
Columbia

**Michael Guidolin**  
Calgary, Alberta

**Navjeet (Bob) Dhillon**  
Calgary, Alberta

**Colleen Wellborn**  
Edmonton, Alberta

**Karanveer Dhillon**  
San Francisco, California

**Reggie Mehta**  
Edmonton, Alberta

**Richard Grimaldi**  
West Port, Connecticut

**Mike Guidolin**  
Edmonton, Alberta

**Raj Sangha**  
Calgary, Alberta

**Diane King**  
Calgary Alberta

**RE:** **Unit 19, 10508 Lauder Avenue, Edmonton, Alberta**  
**Plan 0221776, Block 9A, Lot 91**

**WHEREAS** I, an **Executive Officer** of **Alberta Health Services**, have inspected the above 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 the prevention or suppression of disease, namely:

1. The unit was heavily contaminated with mould, mould was seen on interior cavity of all exterior walls in all three bedroom and bathroom where parts of the wall had been removed. Mould is a potential health hazard.
2. The unit was seen in various stages of renovation, holes in the walls exposing severe mould issues, flooring disrepair and unsanitary conditions throughout suite.

3. **AND WHEREAS** such inspection disclosed that the following breaches of the Public Health Act and the Regulations there under exist in and about the above noted premises, namely:
  1. Nuisance and General Sanitation Regulation 243/2003 s.2  
The unit was heavily contaminated with mould, mould was seen on interior cavity of all exterior walls in all three bedroom and bathroom where parts of the wall had been removed. Mould is a potential health hazard which is a contravention of Part 1, section 2(1) which states that no person shall create, commit or maintain a nuisance, and 2(2)(a) which states that without limiting the generality of subsection (1), a person who creates, commits or maintains (a) any premises in a condition that is or might become injurious or dangerous to the public health or that might hinder in any manner the prevention or suppression of disease is deemed to have created, committed or maintained a nuisance.
  2. Housing Regulation 173/99 s.4  
The unit was seen in various stages of renovation, holes in the walls exposing severe mould issues, flooring disrepair and unsanitary conditions throughout suite which is in contravention of section III of the Minimum Housing and Health Standards which states that: The owner shall ensure that the housing premises is structurally sound, in a safe condition, in good repair, and maintained in a waterproof, windproof and weatherproof condition.

**AND WHEREAS**, by virtue of the foregoing, the above noted premises are hereby declared to be **Unfit for Human Habitation**.

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 all windows are maintained in good repair, free of cracks and weatherproof.
  - b. Ensure all openable windows are provided with insect screens and that the insect screens are in good condition.
  - c. Ensure all components of the kitchen are in good repair and all appliances are in good operating condition.
  - d. Ensure all outlets, switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition.
  - e. Ensure that all plumbing is serviceable, free from leaks and trapped and vented to the outside of the premise.
  - f. Ensure that the premise is equipped with a functioning smoke alarm situated on the ceiling by the bedrooms.
  - g. Ensure 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. Rooms that contain a flush toilet and bathtub or shower must have walls that are form a watertight joint with

each other, the floor, the ceiling and where applicable with the bathtub or shower

- h. Ensure that exterior windows are capable of being secured.
  - i. Remove all water damaged drywall in the suite. Any wooden studs showing signs of rot must be removed.
  - j. Due to the severe water infiltration on the third floor an assessment of the roof is required by a qualified contractor. Documentation is required by this office.
  - k. Due to the amount of water damage and the amount of mould seen in the suite an air quality assessment under consultation with an environmental consultant and/or hiring an Environmental Consultant or Industrial/Occupational Health Consultant is required for this unit. Documentation of all remediation work must be provided by the qualified consultant and a copy must be provided to this office.
    - Where water damage has occurred, the area(s) must be assessed to determine the extent of damage and mould contamination. This assessment must include insulation and any other absorbant material in wall and ceiling cavities, including the attic. All mouldy material must be removed and the area cleaned and dried before repairs and refinishing are completed.
    - Where mould growth is extensive, mould remediation must be consistent with procedures in these or similar documents:
    - Mould Remediation in Schools and Commercial Buildings (EPA, 2001)
    - Guidelines on Assessment and Remediation of Fungi in Indoor Environments (New York City Department of Health, 2002)
    - Mould Guidelines for the Canadian Construction Agency (CCA, 2004)
    - Mould in Indoor Environments Risk Assessment and Management Program Handbook (Alberta Research Council / Alberta Infrastructure and Transportation 2006)
2. 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 vacant and secure from unauthorized entry.

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 Edmonton, Alberta, 28 May, 2012

\_\_(Original Signed)\_\_  
Ingrid Bohac CPHI (C)  
Executive Officer  
Environmental Health Officer  
HSBC Building Suite 700 10055 – 106 Street  
Edmonton, Alberta T5J 2Y2  
Direct: 780 735 1787

## **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 within ten (10) days after receiving the order to the Public Health Appeal Board located at 24<sup>th</sup> Floor, Telus Plaza, 10025 - Jasper Avenue, Edmonton, Alberta, T5J 1S6. Telephone (780) 427-2813.

The terms of this Order remain in effect notwithstanding the filing or proposed filing of any such appeal. If you appeal, you may also make an application to the Board for a stay of this Order pending the appeal.

A copy of the Public Health Appeal form may be obtained by contacting Alberta Health Services at (780) 342-0122, or the Public Health Appeal Board (780) 427-2813.

You are advised that all orders remain in effect pending such an appeal

### **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 & Wellness at (780) 427-4518, or by visiting: [www.health.alberta.ca/about/health-legislation.html](http://www.health.alberta.ca/about/health-legislation.html)*