

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

**To:** Andrew Chen  
"the Owner"

**To:** Khalid Uwais Qadir  
"the Owner"

**And To:** All Occupant(s) of the following Housing premises: 252 Queensland Drive SE

**RE:** Those housing premises located in Calgary, Alberta and municipally described as: 252 Queensland Drive SE

**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 window in bedroom #0 was not openable.
- b. The window in bedrooms #2 and #3 measured 16" x 21", which was not large enough for emergency egress.
- c. The window in bedrooms #4 and #5 measured 21" x 22", which was not large enough for emergency egress.
- d. Bedrooms #6, #9 and #10 had a window that measured 14" x 29", which was not large enough for emergency egress.
- e. Bedrooms #7 and #8 did not have a window. All bedrooms must have an emergency egress window.
- f. There was no smoke alarm outside the bedrooms on the main floor.
- g. Numerous 20L paint cans were piled up near and around the furnace, posing a fire hazard.
- h. A fluorescent light fixture was bisected by a painted foam wall in the basement hallway. The hot bulbs were touching the foam wall, thus creating a fire hazard.
- i. There was one kitchen to service more than 8 occupants.
- j. The cover over the electric outlet in the basement hallway was missing.
- k. The cover for the light switch at the back door was missing.
- l. The ceiling lights were hanging from their wires in bedrooms #1 and #2.
- m. The main floor bathroom ventilation fan was not working.
- n. The main floor toilet was not securely affixed to the floor, causing it to be loose.
- o. The basement bathroom toilet seat was loose and not securely affixed to the toilet.
- p. The basement shower wall had a hole in it, that was taped up.
- q. The weather stripping at the back door was insufficient and allowed the entry of cold air.
- r. The floor in the basement hallway and basement bedrooms was unfinished concrete.

**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 window in bedroom #0 was not openable. This is a contravention of section III(3)(b)(ii) of the Minimum Housing and Health Standards which states that: For buildings of 3 stories or less and except where a bedroom door provides access directly to the exterior or the suite is sprinklered, each bedroom shall have at least one outside window which may be opened from the inside without the use of tools or special knowledge.
- b. The window in bedrooms #2 and #3 measured 16" x 21", which was not large enough for emergency egress. This is a contravention of section III(3)(b)(ii) of the Minimum Housing and Health Standards which states that: Windows referred to in section 3(b)(i) shall provide unobstructed openings with areas not less than 0.35 m<sup>2</sup> (3.8ft<sup>2</sup>), with no dimension less than 380 mm (15").
- c. The window in bedrooms #4 and #5 measured 21" x 22", which was not large enough for emergency egress. This is a contravention of section III(3)(b)(ii) of the Minimum Housing and Health Standards which states that: Windows referred to in section 3(b)(i) shall provide unobstructed openings with areas not less than 0.35 m<sup>2</sup> (3.8ft<sup>2</sup>), with no dimension less than 380 mm (15").
- d. Bedrooms #6, #9 and #10 had a window that measured 14" x 29" which was not large enough for emergency egress. This is a contravention of section III(3)(b)(ii) of the Minimum Housing and Health Standards which states that: Windows referred to in section 3(b)(i) shall provide unobstructed openings with areas not less than 0.35 m<sup>2</sup> (3.8ft<sup>2</sup>), with no dimension less than 380 mm (15").
- e. Rooms #7 and #8 did not have a window. All bedrooms must have an emergency egress window. This is a contravention of section III(3)(b)(i) of the Minimum Housing and Health Standards which states that: For buildings of 3 stories or less and except where a bedroom door provides access directly to the exterior or the suite is sprinklered, each bedroom shall have at least one outside window which may be opened from the inside without the use of tools or special knowledge.
- f. There was no smoke alarm outside the bedrooms on the main floor. 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.
- g. Numerous 20L paint cans were piled up near and around the furnace, posing a fire hazard. 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.
- h. A fluorescent light fixture was bisected by a painted foam wall in the basement hallway. The hot bulbs were touching the foam wall, thus creating a fire hazard. 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.

- i. There was one kitchen to service more than 8 occupants. This is a contravention of section IV(14)(b)(iv) of the Minimum Housing and Health Standards which states that: the food preparation facilities shall not serve more than eight persons.
- j. The cover over the electric outlet in the basement hallway was missing. 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.
- k. The cover for the light switch at the back door was missing. 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.
- l. The ceiling lights were hanging from their wires in bedrooms #1 and #2. 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.
- m. The main floor bathroom ventilation fan was not working. 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.
- n. The main floor toilet was not securely affixed to the floor, causing it to be loose. This is a contravention of section IV(7)(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.
- o. The basement bathroom toilet seat was loose and not securely affixed to the toilet. 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.
- p. The basement shower wall had a hole in it, that was taped up. This is a contravention of section II(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.
- q. The weather stripping at the back door was insufficient and allowed the entry of cold air. 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.
- r. The floor in the basement hallway and basement bedrooms was unfinished concrete. 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 19 February 2023.

2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
  - a. Install a window in bedroom #0 that meets the required dimensions for emergency egress.
  - b. Install a window in bedrooms #2 and #3 that meets the dimensions required for emergency egress.
  - c. Install a window in bedrooms #4 and #5 that meets the dimensions required for emergency egress.
  - d. Install a window in bedrooms #6, #9 and #10 that meets the dimensions required for emergency egress.
  - e. Install a window in bedrooms #7 and #8 that meets the dimensions required for emergency egress.
  - f. Install a smoke alarm on the main floor outside the bedrooms.
  - g. Remove the paint cans from the furnace room.
  - h. Cut a portion of the foam wall in the basement hallway away from the light fixture so that neither the bulb nor the light fixture touches the foam wall.
  - i. A kitchen may not serve more than 8 occupants. Either build a second kitchen or limit occupancy to 8 people at any one time.
  - j. Install a cover over the basement hallway electric outlet.
  - k. Install a cover over the light switch at the back door
  - l. Affix the ceiling lights in bedrooms #1 and #2 to the fixtures.
  - m. Repair or replace the main floor bathroom ventilation fan.
  - n. Firmly affix the main floor toilet to the floor.
  - o. Repair or replace the basement toilet seat.
  - p. Remove the tape and properly repair the damaged area in the basement shower with a surface that is smooth, moisture proof and easily cleanable.
  - q. Repair or replace the back door weather stripping to eliminate the entry of cold air.
  - r. Install a floor in the basement hallway and bedrooms that is smooth, moisture proof and easily cleanable, or seal the existing concrete floor with an impervious sealant.
  
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, 7 February 2023

Confirmation of a verbal order issued to Andrew Chen on 2 February 2023.

Executive Officer  
Environmental Health Officer

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 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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