

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

To: 2191493 ALBERTA INC.
"the Owner"

Andrew Derek Chen
"the Director"

And To: All Occupant(s) of the following Housing premises: 3232 Rae Crescent SE

RE: Those housing premises located in Calgary, Alberta and municipally described as: 3232 Rae Crescent 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 light fixture in main floor bedroom 2 was missing, exposing live wires.
- b. Electrical wire was exposed connected to a thermostat in the main floor hallway.
- c. The electrical outlet cover on the main floor hallway was broken.
- d. The flooring near the entrance door was cracked and in disrepair.
- e. The flooring throughout the property on the main floor was in disrepair with holes and cracks.
- f. The door frame around the door of main floor bedroom 2 was missing.
- g. The walls in main floor bedroom 2 were mudded and not properly finished.
- h. The bathtub caulking in the bathroom on the main floor had missing sections and cracked caulking.
- i. There were holes in the drywall in the main floor hallway.
- j. The basement flooring was missing by the laundry area.
- k. There was water damage on the basement ceiling in the hallway.
- l. There was water damage on the basement ceiling in basement bedroom 6.
- m. The ceiling in basement bedroom 7 was dislodged and exposed gaps between ceiling material.
- n. There was a hole behind the basement kitchen countertop.
- o. The drywall by the basement kitchen hand sink had exposed raw wood.
- p. The upper right element of the kitchen stove was not working.
- q. The basement kitchen countertop had cracks and holes.
- r. The plumbing under the kitchen hand sink was supported by a block of wood.
- s. The bedroom door was severely damaged with cracks and holes in main floor bedroom 1.
- t. The kitchen door on main floor was damaged with cracks and holes.

- u. There was major clutter in basement room 7 due to garbage. The entrance door was not fully openable as a result.
- v. There was major clutter by the furnace.
- w. The main floor washroom window lock was missing.
- x. The main floor kitchen window lock was missing.
- y. The main floor bedroom window locks in room 3 and 5 were broken.
- z. Bedbug activity was observed on the boxspring that was stored in the hallway.
- aa. There was a water stain under the main floor washroom hand sink.
- bb. The smoke alarms in the main floor bedrooms 2, 3, 4, 5, and hallway were missing.
- cc. The smoke alarm in the basement bedrooms 6, 7, and basement hallway were missing.

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 light fixture in main floor bedroom 2 was missing, exposing live wires. This is in 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. Electrical wire was exposed connected to a thermostat in the main floor hallway. This is in 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 electrical outlet cover on the main floor hallway was broken. This is in 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 flooring near the entrance door was cracked and in disrepair. This is in 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.
- e. The flooring throughout the property on the main floor was in disrepair with holes and cracks. This is in 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.
- f. The door frame around the door of main floor bedroom 2 was missing. This is in 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 walls in main floor bedroom 2 were mudded and not properly finished. This is in 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.
- h. The bathtub caulking in the bathroom on the main floor had missing sections and cracked caulking. This is in contravention of section III(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.
 - i. There were holes in the drywall in the main floor hallway. This is in 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 flooring was missing by the laundry area. This is in 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. There was water damage on the basement ceiling in the hallway. This is in 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. There was water damage on the basement ceiling in basement bedroom 6. This is in 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. The ceiling in basement bedroom 7 was dislodged and exposed gaps between ceiling material. This is in 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. There was a hole behind the basement kitchen countertop. This is in 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. The drywall by the basement kitchen hand sink had exposed raw wood. This is in 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.
 - p. The upper right element of the kitchen stove was not working. This is in contravention of section IV(14)(a)(iv) of the Minimum Housing and Health Standards which states that: Every housing premises shall be provided with a food preparation area, which includes: a stove and a refrigerator that are maintained in a safe and proper operating condition. The refrigerator shall be capable of maintaining a temperature of 4 degrees C.
 - q. The basement kitchen countertop had cracks and holes. This is in contravention of section IV(14)(a)(iii) of the Minimum Housing and Health Standards which states that: Every housing premises shall be provided with a food preparation area, which includes: a

- counter or table used for food preparation which shall be of sound construction and furnished with surfaces that are easily cleaned.
- r. The plumbing under the kitchen hand sink was supported by a block of wood. This is in contravention of section IV(6)(a) of the Minimum Housing and Health Standards which states that: The plumbing system and the sanitary drainage system or private sewage disposal system, as the case may be, including drains, fixtures, traps, vents, stacks, waste disposal facilities, pumpout sewage holding tanks, septic tanks and the disposal system shall be maintained in a proper operating condition.
 - s. The bedroom door was severely damaged with cracks and holes in main floor bedroom 1. This is in 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.
 - t. The kitchen door on main floor was damaged with cracks and holes. This is in 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.
 - u. There was major clutter in basement room 7 due to garbage. The entrance door was not fully openable as a result. The entrance door was not fully openable. This is a contravention of section 5(2) of the Housing Regulation AR173/1999 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.
 - v. There was major clutter by the furnace. This is a contravention of section 5(2) of the Housing Regulation AR173/1999 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.
 - w. The main floor washroom window lock was missing. This is in 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.
 - x. The main floor kitchen window lock was missing. This is in 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.
 - y. The main floor bedroom window locks in room 3 and 5 were broken. This is in 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.
 - z. Bedbug activity was observed on the boxspring that was stored in the hallway. This is in 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.
 - aa. There was a water stain under the main floor washroom hand sink. This is in contravention of section III(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.
 - bb. The smoke alarms in the main floor bedrooms 2, 3, 4, 5, and hallway were missing. This is in 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.

- cc. The smoke alarm in the basement bedrooms 6, 7, and basement hallway were missing. This is in 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.

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 Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Install light fixture in main floor bedroom 2.
 - b. Properly secure electrical wire for thermostat on main floor.
 - c. Replace electrical outlet cover on main floor hallway.
 - d. Repair or replace flooring near the entrance door on main floor.
 - e. Repair or replace all damaged flooring material on the main floor.
 - f. Install door frame for main floor bedroom 2.
 - g. Sand and paint all mudded sections in main floor bedroom 2.
 - h. Remove old caulking in the main floor washroom bathtub and re-seal with new material.
 - i. Repair or replace all damaged drywall in the main floor hallway.
 - j. Replace missing flooring in the basement by the laundry area.
 - k. Investigate source of moisture in the basement and remediate as soon as possible. Remove all water damaged material in the basement and replace with new building material.
 - l. Repair or replace basement bedroom 7 ceiling.
 - m. Install access panel by the basement kitchen countertop.
 - n. Install drywall by the basement kitchen hand sink.
 - o. Repair or replace kitchen stove on main floor.
 - p. Repair or replace basement kitchen countertop.
 - q. Remove the block of wood and ensure the plumbing is properly installed under the main floor kitchen hand sink.
 - r. Repair or replace main floor bedroom door 1.
 - s. Repair or replace kitchen door on main floor.
 - t. Remove garbage and declutter basement room 7.
 - u. Remove clutter by the furnace.
 - v. Install washroom window lock on main floor.
 - w. Install kitchen window lock on main floor.
 - x. Repair or replace main floor bedroom window locks in room 3 and 5.
 - y. Hire a pest control company to assess and eradicate bedbug infestation in the property. Provide documentation to this office regarding the work being done.

- z. Investigate source of moisture under the main floor washroom hand sink and remediate as soon as possible. Sand and paint water stain under the main floor washroom hand sink.
 - aa. Install a fully functional smoke alarm in the main floor bedrooms: 2, 3, 4, 5 and hallway, and basement bedrooms: 6, 7 and hallway.
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 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, November 7, 2023
Confirmation of a verbal order issued to Andrew Chen on November 6, 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
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.

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