

ORDER OF AN EXECUTIVE OFFICER

To: 1231664 Alberta LTD.
“the Owner”

Bob Modeland
“the Owner”

Wendy Modeland
“the Owner”

RE: Those housing premises located in Calgary, Alberta and municipally described as:
606 68 Avenue SW – Unit 202

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. There is evidence of a bed bug infestation. Live bed bugs and bed bug carcasses were observed on the living room couch and under the daybed on November 16, 2023, and December 14, 2023, respectively.
- b. Mouse droppings were observed inside the walk-in kitchen pantry.
- c. The bathroom ventilation fan does not suction effectively.
- d. The laminate along the side of the bathroom counter was peeling and lifting.
- e. The cover was missing for the electrical outlet next to the balcony door.
- f. The bathroom baseboard on the right side of the toilet was water damaged and lifting.

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. There is evidence of a bed bug infestation. Live bed bugs and bed bug carcasses were observed on the living room couch and under the daybed on November 16, 2023, and December 14, 2023, respectively. 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.
- b. Mouse droppings were observed inside the walk-in kitchen pantry. 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.
- c. The bathroom ventilation fan does not suction effectively. This is in contravention of section IV(7)(c) of the Minimum Housing and Health Standards which states that: All rooms containing a flush toilet and/or bathtub or shower shall be provided with natural or mechanical ventilation.

- d. The laminate along the side of the bathroom counter was peeling and lifting. 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.
- e. The cover was missing for the electrical outlet next to the balcony door. 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.
- f. The bathroom baseboard on the right side of the toilet was water damaged and lifting. 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.

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. Retain the services of a professional pest control company to assess, treat and eradicate the mouse and bed bug infestation in this property. Ensure all adjacent units are assessed by the pest control company and treated as necessary. Provide documentation of pest control assessments and services to an Executive Officer of Alberta Health Services.
 - b. Repair the bathroom fan so humid air is effectively removed from the bathroom area.
 - c. Repair the bathroom counter so the surfaces are smooth, easy to clean and non-absorbent to moisture.
 - d. Install an electrical outlet cover for the socket next to the balcony door.
 - e. Refinish or replace the bathroom baseboard on the right side of the toilet.
2. The work referred to in paragraph 1 shall be completed by **January 12, 2024**.

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, December 22, 2023

Confirmation of a verbal order was issued to Robert Modeland, via email, on December 22, 2023.

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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