

## ORDER OF AN EXECUTIVE OFFICER

**To:** Simon Hongmon  
"the Owner"

**And to:** Wandy Hongmon  
"the Owner"

**RE:** Those housing premises located in Calgary, Alberta and municipally described as:  
6227 Penbrooke 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:

Main:

- a. There were gaps in the flooring by the dining area.
- b. The flooring was beginning to peel off around the toilet.
- c. There was no caulking between the bathtub and the tub surround.
- d. The kitchen countertop had exposed holes on the surface.

Common:

- e. The side entrance door lock was missing a deadbolt.
- f. The linoleum on the staircase was beginning to peel off.
- g. The drywall behind the door had a hole.

Basement:

- h. Dead cockroaches were observed in the kitchen area.
- i. The ceiling in the washroom was repaired with duct tape, thumbtacks, and plastic sheets.
- j. The caulking around the bathtub was mouldy and some sections were missing.
- k. There was a gap between the floor in the washroom and the hallway.

**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:

Main:

- a. There were gaps in the flooring by the dining 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.

- b. The flooring was beginning to peel off around the toilet. 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.
- c. There was no caulking between the bathtub and the tub surround. 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.
- d. The kitchen countertop had exposed holes on the surface. 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

Common:

- e. The side entrance door lock was missing a deadbolt. 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.
- f. The linoleum on the staircase was beginning to peel off. 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 drywall behind the door had a hole. 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.

Basement:

- h. Dead cockroaches were observed in the kitchen area. 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.
- i. The ceiling in the washroom was repaired with duct tape, thumbtacks, and plastic sheets. 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.
- j. The caulking around the bathtub was mouldy and some sections were missing. 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.
- k. There was a gap between the floor in the washroom and 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.

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:

Main:

- a. Repair/replace sections of flooring material with gaps.
- b. Repair/replace flooring material around the toilet.
- c. Seal the exposed gap between the bathtub and tub surround.
- d. Repair/replace kitchen countertop.

Common:

- e. Install a deadbolt on the side entrance door.
- f. Repair/replace the linoleum on the staircase.
- g. Repair/replace the damaged section of drywall.

Basement:

- h. Hire a pest control company to assess and eradicate the cockroach infestation in this property. Provide documentation of pest control service to an Executive Officer of Alberta Health Services.
- i. Remove all duct tape, thumbtacks, and plastic sheets. Install an access panel or proper finishing material in the washroom ceiling.
- j. Remove old caulking and seal the gap between the bathtub and tub surround with new sealing material.
- k. Install a transition bar on the floor between the washroom and hallway.

2. The work referred to in paragraph 1 shall be completed by July 31, 2023.

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, June 6, 2023.

Confirmation of a verbal order issued to Simon Hongmon on May 31, 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](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>

Order of an Executive Officer

RE: Those premises located in Calgary, Alberta and municipally described as: 6227 Penbrooke Drive SE

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