

ORDER OF AN EXECUTIVE OFFICER

To: Kuldeep Sidhu
"the Owner"

RE: Those housing premises located in Calgary, Alberta and municipally described as:
184 Castlebrook Drive NE

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 above the common backdoor was not attached to the wall properly.
- b. The ceiling of the basement's washroom had a hole cut in it and water from upstairs' plumbing line was dripping through this hole to the downstairs washroom.
- c. A hole was observed in the wall at the top of the stairway leading to the basement suite.
- d. The upstairs' kitchen sink faucet was loose.
- e. There was a hole inside the upstairs' kitchen sink cabinet.
- f. Numerous exposed nails were observed on the northward fence in the backyard.
- g. The wooden platform beside the fence on the northside of the property had two raised surfaces/panels that could constitute tripping hazard.
- h. Some of the wooden fence boards were damaged/rotten.
- i. The washing machine in the basement was not draining water properly.
- j. The toilet in the basement suite washroom was wobbly and not securely attached to the floor.
- k. There was no insect screen on the upstairs kitchen window.
- l. Exterior siding was damaged in several areas and missing in parts, exposing insulation materials.

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 above the common backdoor was not attached to the wall properly. 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. The ceiling of the basement's washroom had a hole cut in it and water from upstairs' plumbing line was dripping through this hole to the downstairs washroom. This is in contravention of section III(5) and III(1)(c) 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 building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.
- c. A hole was observed in the wall at the top of the stairway leading to the basement suite. 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.
 - d. The upstairs' kitchen sink faucet was loose. This is in contravention of section IV(14)(a)(i) of the Minimum Housing and Health Standards which states that: Every housing premises shall be provided with a food preparation area, which includes: a kitchen sink that is supplied with potable hot and cold water and suitably sized to allow preparation of food, washing utensils and any other cleaning operation.
 - e. There was a hole inside the upstairs' kitchen sink cabinet. This is in contravention of section IV(14)(a)(ii) & (iii) of the Minimum Housing and Health Standards which states that: Every housing premises shall be provided with a food preparation area, which includes: cupboards or other facilities suitable for the storage of food; and a counter or table used for food preparation which shall be of sound construction and furnished with surfaces that are easily cleaned.
 - f. Numerous exposed nails were observed on the northward fence in the backyard. This is in contravention of section III(3)(c)(i) of the Minimum Housing and Health Standards which states that: Inside or outside stairs or porches including all treads, risers, supporting structural members, handrails, guards and balconies, shall be maintained in good repair and shall comply with the requirements of the Alberta Building Code or a Professional Engineer design.
 - g. The wooden platform beside the fence on the northside of the property had two raised surfaces/panels that could constitute tripping hazard. This is in contravention of section III(3)(c)(i) of the Minimum Housing and Health Standards which states that: Inside or outside stairs or porches including all treads, risers, supporting structural members, handrails, guards and balconies, shall be maintained in good repair and shall comply with the requirements of the Alberta Building Code or a Professional Engineer design.
 - h. Some of the wooden fence boards were damaged/rotten. 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.
 - i. The washing machine in the basement was not draining water properly. This is in contravention of section 5(2) of the Housing Regulation 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.
 - j. The toilet in the basement suite washroom was wobbly and not securely attached to the floor. This is in contravention of section IV(6)(c) and IV (7) of the Minimum Housing and Health Standards which states that: Every housing premises shall be provided with plumbing fixtures of an approved type consisting of at least a flush toilet that shall be serviceable, free from leaks, trapped and vented to the outside.
 - k. There was no insect screen on the upstairs kitchen window. This is in contravention of section III(2)(b)(iii) of the Minimum Housing and Health Standards which states that: During the portion of the year when there is a need for protection against flies and other flying insects, every window or other device intended for ventilation shall be supplied with effective screens.

- i. Exterior siding was damaged in several areas and missing in parts, exposing insulation materials. This is in contravention of section III(2)(a) of the Minimum Housing and Health Standards which states that: The roof and exterior cladding of walls shall be maintained in a waterproof, windproof and weatherproof condition.

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. Properly attach the indicated light fixture to prevent injury and electrical hazard.
 - b. Repair the basement washroom ceiling and remediate any water damage.
 - c. Repair the hole at the top of staircase leading to the basement suite with suitable material to ensure good repair.
 - d. Repair the kitchen faucet.
 - e. Repair the hole in the kitchen sink cabinet to ensure it does not become an entry point for vermin.
 - f. Affix the exposed nails on the building fence properly to prevent injury.
 - g. Repair the wooden platform to so that the raised panels are level.
 - h. Replace the damaged/rotten wood fence and ensure the fence is in good condition.
 - i. Repair the washing machine so it is properly functional or remove it altogether.
 - j. Secure the toilet firmly to the floor.
 - k. Install an insect screen over the kitchen window.
 - l. Replace/replace all damaged and missing siding and ensure the house is properly insulated and weatherproof.
2. The work referred to in paragraph 1 shall be completed by July 13, 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 19, 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>

Template revised October 13, 2022