

ORDER OF AN EXECUTIVE OFFICER

To: Peter Lieu
"the Owner"

And

May Lieu
"the Owner"

RE: Those housing premises located in Calgary, Alberta and municipally described as:
215 Parkland Rise 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 openable area of the awning-type window located in the middle bedroom measured approximately 11.5 inches x 15 inches.
- b. The basement bedroom window is hopper style and measured 13 inches x 43 inches.
- c. The furnace is not capable of adequately heating all habitable rooms, bathrooms, and toilet rooms in the dwelling to a temperature of at least 22°C. The thermostat was adjusted to 83°F (28°C) and the temperature did not increase above 20.8°C.
- d. The middle bedroom had a temperature range of 10.4°C to 15.4°C when measured with an infrared thermometer.
- e. The main entrance door cannot be locked using the keypad door lock. The door does not latch.
- f. The bedroom on the left side of the hallway has an electrical outlet with a missing cover.
- g. A couple of the hardwood flooring tiles located in the bedroom hallway are in disrepair and are splitting.
- h. The stair nosing leading to the basement is cracked and in disrepair.
- i. The exterior door leading to the backyard is not weatherproof as there is a gap under the door and is missing weatherstripping under the door.
- j. Insect screens are missing for the openable windows used for ventilation in the master bedroom, middle bedroom, and basement room.
- k. The ceiling vent cover is loose and not secured to the ceiling.

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 openable area of the awning-type window located in the middle bedroom measured approximately 11.5 inches x 15 inches. This is in 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 m² (3.8ft²), with no dimension less than 380 mm (15”).
- b. The basement bedroom window is hopper style and measured 13 inches x 43 inches. This is in 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 m² (3.8ft²), with no dimension less than 380 mm (15”).
- c. The furnace is not capable of adequately heating all habitable rooms, bathrooms, and toilet rooms in the dwelling to a temperature of at least 22 °C. The thermostat was adjusted to 83°F (28°C) and the temperature did not increase above 20.8°C. This is in contravention of section IV(8)(a)(i) of the Minimum Housing and Health Standards which states that: All heating facilities within a housing premises are to be properly installed and maintained in good working condition, and be capable of safely and adequately heating all habitable rooms within the building to a temperature of at least 22°C (71°F)..
- d. The middle bedroom had a temperature range of 10.4°C to 15.4°C when measured with an infrared thermometer. This is in contravention of section IV(8)(a)(i) of the Minimum Housing and Health Standards which states that: All heating facilities within a housing premises are to be properly installed and maintained in good working condition, and be capable of safely and adequately heating all habitable rooms within the building to a temperature of at least 22°C (71°F).
- e. The main entrance door cannot be locked using the keypad door lock. The door does not latch. 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 bedroom on the left side of the hallway has an electrical outlet with a missing cover. 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.
- g. A couple of the hardwood flooring tiles located in the bedroom hallway are in disrepair and are splitting. This is in contravention of section III(5) of the Minimum Housing and Health Standards which states that: All floors and floor coverings shall be maintained in good repair, free of cracks, holes, or loose or lifting coverings and in a condition that renders it easy to clean.
- h. The stair nosing leading to the basement is cracked and in disrepair. This is in contravention of section III(5) of the Minimum Housing and Health Standards which states that: All floors and floor coverings shall be maintained in good repair, free of cracks, holes, or loose or lifting coverings and in a condition that renders it easy to clean.
- i. The exterior door leading to the backyard is not weatherproof as there is a gap under the door and is missing weatherstripping under the door. This is in contravention of section III(2)(b)(i) of the Minimum Housing and Health Standards which states that: All exterior doors shall be maintained in good repair, free of cracks and weatherproof
- j. Insect screens are missing for the windows used for ventilation in the master bedroom, middle bedroom, and basement room. 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.

- k. The ceiling vent cover is loose and not secured to the ceiling. This is in contravention of section III(5) of the Minimum Housing and Health Standards which states that: All ceilings shall be maintained in good repair, free of cracks, holes, or 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:
 - a. Replace or modify the windows in the middle bedroom and basement bedroom so that they meet the emergency egress requirements of the Minimum Housing and Health Standards.
 - b. Repair the furnace and thermostat to ensure the temperature in all habitable rooms can reach at least 22°C and occupants are able to adjust the temperature accordingly.
 - c. Repair the lock and latch on the front exterior door so occupants may secure the door from the exterior.
 - d. Install an outlet cover for the exposed electrical socket in the bedroom on the left side of the hallway.
 - e. Repair or replace the damaged hardwood flooring and stair nosing to prevent injury to occupants.
 - f. Install weatherstripping on the bottom of the backyard exterior door.
 - g. Install proper fitting insect screens for openable windows used for ventilation.
 - h. Reinstall the ceiling vent and ensure it is secured to prevent it from falling in the future.

2. The work referred to in paragraph 1 shall be completed by January 25, 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, January 5, 2024

Confirmation of a verbal order issued to Peter Lieu on January 5, 2024.

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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RE: Those premises located in Calgary, Alberta and municipally described as: 215 Parkland Rise SE

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