

## ORDER OF AN EXECUTIVE OFFICER

**To:** Samiran Roy  
And  
Bipasha Mondol  
  
“the Owner”

**RE:** Those housing premises located in Calgary, Alberta and municipally described as:  
5836 Memorial 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:

### Main Floor:

- a. Electrical outlet and light switch covers were missing throughout the property, including in the living room, dining room, and bedrooms.
- b. The drywall was mudded and not finished properly in the dining room.
- c. The drywall was mudded and not finished properly in the southeast bedroom.
- d. The drywall was mudded and not finished properly in the northeast bedroom.
- e. There was a gap between the wall and hand sink countertop in the main washroom.
- f. There was a gap between the tile surround and bathtub in the main washroom.
- g. The vent cover in the living room was missing.
- h. The door frame of the northeast bedroom was missing.
- i. The southeast bedroom door was damaged and the door knob was falling off.
- j. The northeast bedroom door was missing a door knob and deadbolt.
- k. There was a gap between the kitchen sink countertop and backsplash.
- l. The kitchen countertop was lifting and appears to be broken into pieces near the sink.
- m. There were gaps around the plumbing under the kitchen sink.
- n. Raw wood was observed to be supporting the kitchen sink or kitchen countertop.
- o. The washroom in the bedroom was missing a backsplash.
- p. There are holes around the plumbing under the washroom hand sink in the bedroom.
- q. There are holes around the plumbing under the main washroom hand sink.
- r. The window in the dining room was missing a pane of glass.
- s. There is a gap between the front entrance door and door frame.
- t. The kitchen window was boarded up.

### Common Area:

- u. The drywall was patched with a nailed piece of raw wood.
- v. The staircase leading to the main floor was missing a handrail.

- w. The steps leading to the main and basement suite were missing finishing material.
- x. There was major clutter near the furnace.
- y. The side entrance door was missing a door frame.
- z. There was a gap between the door frame and side entrance door.

Basement:

- aa. The light fixture in the washroom was dangling on its own electrical wires.
- bb. Light switch covers were missing throughout the unit, including the bedrooms, kitchen, and living room.
- cc. The flooring tile was cracked near the entrance door.
- dd. The tile surround around the faucet and near the ceiling was dislodged.
- ee. The vent cover in the washroom was missing a cover and was clogged with a paper towel.
- ff. The floor in the kitchen was beginning to lift.
- gg. There was a water stain in the basement ceiling in the living room, indicating water infiltrated into the space.
- hh. The floor in the bedroom was beginning to lift.
- ii. The vent cover was missing in the bedroom.
- jj. There was a gap between the wall and kitchen countertop.
- kk. The washroom hand sink faucet was only connected to the hot water supply.
- ll. The bedroom window was not accessible due to the build-up of clothes and hanging racks.
- mm. There was a flying insect infestation around the light fixture in the living room.
- nn. The smoke alarm was tested and was not working.

**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. Electrical outlet and light switch covers were missing throughout the property, including in the living room, dining room, and bedrooms. 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 drywall was mudded and not finished properly in the dining room. 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.
- c. The drywall was mudded and not finished properly in the southeast bedroom. 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 drywall was mudded and not finished properly in the northeast bedroom. 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. There was a gap between the wall and hand sink countertop in the main washroom. 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.
- f. There was a gap between the tile surround and bathtub in the main washroom. 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.
- g. The vent cover in the living room 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.
- h. The door frame of the northeast bedroom 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.
- i. The southeast bedroom door was damaged and the door knob was falling off. 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.
- j. The northeast bedroom door was missing a door knob and deadbolt. 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.
- k. There was a gap between the kitchen sink countertop and backsplash. This is in contravention of Section III(5)(b) of the Minimum Housing and Health Standards which states that: Rooms and sections of rooms that are used for food preparation and cooking shall have walls and floors constructed of materials which do not provide harbourage to dirt, grease, vermin and bacteria and that are easily kept clean.
- l. The kitchen countertop was lifting and appears to be broken into pieces near the sink. Section III(5)(b) of the Minimum Housing and Health Standards which states that: Rooms and sections of rooms that are used for food preparation and cooking shall have walls and floors constructed of materials which do not provide harbourage to dirt, grease, vermin and bacteria and that are easily kept clean.
- m. There were gaps around the plumbing under the kitchen sink. This is in contravention of Section III(5)(b) of the Minimum Housing and Health Standards which states that: Rooms and sections of rooms that are used for food preparation and cooking shall have walls and floors constructed of materials which do not provide harbourage to dirt, grease, vermin and bacteria and that are easily kept clean.
- n. Raw wood was observed to be supporting the kitchen sink or kitchen countertop. This is in contravention of Section III(5)(b) of the Minimum Housing and Health Standards which states that: Rooms and sections of rooms that are used for food preparation and cooking shall have walls and floors constructed of materials which do not provide harbourage to dirt, grease, vermin and bacteria and that are easily kept clean.
- o. The washroom in the bedroom was missing a backsplash. 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.
- p. There are holes around the plumbing under the washroom hand sink in the bedroom. 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.
  - q. There are holes around the plumbing under the main 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.
  - r. The window in the dining room was missing a pane of glass. This is in contravention of Section III(2)(b)(ii) of the Minimum Housing and Health Standards which states that: In housing premises intended for use during the winter months, windows in habitable rooms shall protect against cold weather through the provision of a storm sash, double glazing, or other durable thermal/air resistant barrier as may be approved by the Executive Officer.
  - s. There is a gap between the front entrance door and door frame. This is in contravention of Section III(2)(b)(i) of the Minimum Housing and Health Standards which states that: All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof.
  - t. The kitchen window was boarded up. This is in contravention of Section III(2)(b)(i) of the Minimum Housing and Health Standards which states that: All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof.

Common:

- u. The drywall was patched with a nailed piece of 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.
- v. The staircase leading to the main floor was missing a handrail. 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.
- w. The staircases leading to the main and basement suite were missing finishing 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.
- x. There was major clutter near the furnace. This is in contravention of Section 5(2) of the Public Health Act on Housing Regulation, 2001 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.

- y. The side entrance door was missing a door frame. This is in contravention of Section III(2)(b)(i) of the Minimum Housing and Health Standards which states that: All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof.
- z. There was a gap between the door frame and side entrance door. This is in contravention of Section III(2)(b)(i) of the Minimum Housing and Health Standards which states that: All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof.

Basement:

- aa. The light fixture in the washroom was dangling on its own electrical 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.
- bb. Light switch covers were missing throughout the unit: bedrooms, kitchen, and living room. 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.
- cc. The flooring tile was cracked near the entrance door. 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.
- dd. The tile surround around the faucet and near the ceiling was dislodged. 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.
- ee. The vent cover in the washroom was missing a cover and was clogged with a paper towel. 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.
- ff. The floor in the kitchen was beginning to lift. This is in contravention of Section III(5)(b) of the Minimum Housing and Health Standards which states that: Rooms and sections of rooms that are used for food preparation and cooking shall have walls and floors constructed of materials which do not provide harbourage to dirt, grease, vermin and bacteria and that are easily kept clean.
- gg. There was a water stain in the basement ceiling in the living room, indicating water infiltrated into the space. 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.
- hh. The floor in the bedroom was beginning to lift. 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.

- ii. The vent cover was missing in the bedroom. 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.
- jj. There was a gap between the wall and kitchen countertop. This is in contravention of Section III(5)(b) of the Minimum Housing and Health Standards which states that: Rooms and sections of rooms that are used for food preparation and cooking shall have walls and floors constructed of materials which do not provide harbourage to dirt, grease, vermin and bacteria and that are easily kept clean.
- kk. The washroom hand sink faucet was only connected to the hot water supply. This is in contravention of Section IV(7)(a) of the Minimum Housing and Health Standards which states that: The washbasins and bathtub or shower shall be supplied with potable hot and cold running water.
- ll. The bedroom window was not accessible due to the build-up of clothes and hanging racks. 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 III(3)(b)(i) shall provide unobstructed openings with areas not less than 0.35 m<sup>2</sup> (3.8ft<sup>2</sup>), with no dimension less than 380 mm (15").
- mm. There was a flying insect infestation around the light fixture in the living room. 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.
- nn. The smoke alarm was tested and was not working. 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.

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. Install electrical outlet covers.
- b. Sand and paint all mudded sections, including the dining room and bedrooms.
- c. Seal exposed gap in the main washroom.
- d. Install a vent cover in the dining room.
- e. Install a door frame in the northeast bedroom.
- f. Repair/replace the southeast bedroom door.
- g. Install a door knob and dead bolt for northeast bedroom door.
- h. Seal any exposed gaps between the kitchen sink countertop and back splash.
- i. Seal any exposed gaps under the kitchen sink.
- j. Remove raw wood and ensure the kitchen sink and/or countertop is in good working condition.
- k. Install a backsplash in the bedroom washroom.
- l. Seal exposed gap under all washroom hand sinks.
- m. Install a pane of glass for the dining room.

- n. Install weatherstripping for the front entrance door.
- o. Install a kitchen window.

Common:

- p. Remove raw wood and repair/replace the drywall.
- q. Install a handrail.
- r. Install flooring material for staircase steps.
- s. Declutter and ensure the area around the furnace is clear.
- t. Install a door frame for side entrance door.
- u. Install weatherstripping for side entrance door.

Basement:

- v. Secure the light fixture to the washroom ceiling.
- w. Repair/replace the cracked flooring tile by entrance door.
- x. Repair/replace the tile surrounding the faucet and near the ceiling
- y. Remove paper towel and install a vent cover in the washroom.
- z. Repair/replace the kitchen flooring.
- aa. Investigate source of moisture in the living room ceiling and remediate as soon as possible. Remove all water damaged material and replace with new materials.
- bb. Repair/replace the bedroom flooring.
- cc. Install a vent cover in bedroom.
- dd. Seal exposed gap between kitchen sink countertop and backsplash.
- ee. Reconnect both hot and cold water lines to the washroom hand sink.
- ff. Remove clothes and hanging racks by the bedroom window.
- gg. Self-treat and monitor or hire pest control company to address insect infestation. Provide documentation to this office regarding the work being done if professionals are hired.
- hh. Install a smoke alarm.

2. The work referred to in paragraph 1 shall be completed by September 19, 2021.

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, August 24, 2021

Confirmation of a verbal order issued to Samiran Roy on August 19, 2021

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 Alberta Health Services at 780-342-0122 or by contacting the Public Health Appeal Board.

Health Legislation, Regulations and Standards

Electronic versions of the Public Health Act and Regulations are available at the Alberta Queen's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or [www.qp.gov.ab.ca](http://www.qp.gov.ab.ca).

Health Legislation and regulations are available for purchase. Please contact Alberta Queen's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or [www.qp.gov.ab.ca](http://www.qp.gov.ab.ca).

Copies of standards are available by contacting the Health Protection Branch of Alberta Health at 780-427-4518 or by visiting: <https://www.alberta.ca/health-standards-and-guidelines.aspx>

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Copy City of Calgary Bylaw Services  
Copy City of Calgary Safety Codes



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[www.albertahealthservices.ca/eph.asp](http://www.albertahealthservices.ca/eph.asp)