

**ORDER OF AN EXECUTIVE OFFICER
CLOSED FOR TENANT ACCOMMODATION PURPOSES
ORDER TO VACATE**

To: Sharon Mary Jensen
"the Owner"

And

Carsten Gerald Jensen
"the Owner"

And

Franklin Soren Jensen
"the Owner"

And To: All Occupant(s) of the following Housing premises: 10014 Township 273a, Rocky View County, Alberta

RE: Those housing premises located in Rocky View County, Alberta and municipally described as: 10014 Township Road 273a, Rocky View County

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. Electrical switches and outlets were missing covers or were not properly attached to the wall throughout the house.
- b. The electrical system did not appear to be in good condition.
- c. There was a large hole in the south wall in the NE bedroom on the main floor.
- d. Garbage was strewn throughout the home and exterior of the property.
- e. The heating system in home does not appear to be in good condition.
- f. Several walls in the basement and around the bathtub on the main level had mould growing on them.
- g. The stairs to east facing door are missing and the porch area was rotten.
- h. The north facing window in bedroom in NE corner of dwelling was undersized.
- i. The basement bedroom window in south bedroom was undersized.
- j. Mice droppings and one dead mouse were observed in the basement area.
- k. Smoke alarms were either missing or not working in the basement area.
- l. Many windows in dwelling were in poor condition and appeared to be rotting.
- m. Bathtub could not be used as the taps and faucet were missing.

- n. Potability of water system could not be verified.
- o. Hot water tank appeared to be undersized.
- p. Windows in the living room, kitchen and bedrooms were not weatherproof.
- q. Openable windows in dwelling did not have insect screens.
- r. East facing door on main level was in poor condition and could not close properly or be locked.

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. Electrical switches and outlets were missing covers or were not properly attached to the wall throughout the house. This is a 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 electrical system did not appear to be in good condition. This is a 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.
- c. There was a large hole in the south wall in the NE bedroom on the main floor. This is a 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. Garbage was strewn throughout the home and exterior of the property. This is a contravention of Alberta Regulation 243/2003 2(1) which states that: No person shall create, commit or maintain a nuisance.
- e. The heating system in home does not appear to be in good condition. This is a 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, bathrooms, and toilet rooms within the building to a temperature of at least 22°C(71°F), or maintained at a temperature of at least 22°C(71°F) when the control of the supplied heat in a dwelling is the responsibility of a person other than the occupant.
- f. Several walls in the basement and around the bathtub on the main level had mould growing on them. This is a 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 stairs to east facing door are missing and the porch area was rotten. This is a contravention of section III(3)(c) 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. The north facing window in bedroom in NE corner of dwelling was undersized. 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 m² (3.8ft²), with no dimension less than 380 mm (15”).
- i. The basement bedroom window in south bedroom was undersized. 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 m² (3.8ft²), with no dimension less than 380 mm (15”).
 - j. Mice droppings and one dead mouse were observed in the basement area. This is a 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.
 - k. Smoke alarms were either missing or not working in the basement area. This is a 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.
 - l. Many windows in dwelling were in poor condition and appeared to be rotting. This is a contravention of section III(1)(c) section 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.
 - m. Bathtub could not be used as the taps and faucet were missing. This is a contravention of section IV(6)(c) of the Minimum Housing and Health Standards which state that: All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.
 - n. Potability of water system could not be verified. This is in contravention of section IV(9) of the Minimum Housing and Health Standards which states that: Every building used in whole or in part, as housing premises shall be supplied with a potable water supply of sufficient volume, pressure and temperature to serve the needs of the inhabitants.
 - o. Hot water tank appeared to be undersized. This is in contravention of section IV(9) of the Minimum Housing and Health Standards which states that: Every building used in whole or in part, as housing premises shall be supplied with a potable water supply of sufficient volume, pressure and temperature to serve the needs of the inhabitants.
 - p. Windows in the living room, kitchen and bedrooms were not weatherproof. This is a 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.
 - q. Openable windows in dwelling did not have insect screens. This is a 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.
 - r. East facing entrance door on main level was in poor condition and could not close properly or be locked. This is a 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 and 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.

AND WHEREAS, by virtue of the foregoing, the above noted premises are hereby declared to be **Closed for Tenant Accommodation Purposes**.

NOW THEREFORE, I hereby **ORDER** and **DIRECT**:

1. That the occupants vacate the above noted premises on or before May 10th, 2021.
2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Install covers over all electrical outlets and switches, and properly mount switches to the walls to prevent gaps.
 - b. Have the electrical system inspected by a qualified Electrician and submit a report that outlines that the system is safe.
 - c. Repair the hole in the wall of the NE bedroom.
 - d. Clean up all garbage inside and outside the dwelling and ensure that the dwelling is equipped with garbage receptacles to collect and dispose of garbage.
 - e. Have the heating system inspected by a qualified heating technician and submit a report that outlines that the system is safe and working properly.
 - f. Remove all mould contaminated materials from the dwelling and repair affected areas. Take action as necessary to prevent further mould from developing in the dwelling.
 - g. Replace the missing stairs and rotten porch to the east entrance of the dwelling.
 - h. Replace all undersized windows with windows that meet proper egress requirements.
 - i. Clean up all mice droppings and take all measures necessary to eliminate the rodent infestation in the dwelling.
 - j. Install a working smoke alarm in the basement area.
 - k. Replace any rotten windows and ensure all windows are weatherproof.
 - l. Replace the missing taps and faucet in the bathtub.
 - m. Confirm that the water system servicing the dwelling is safe to drink.
 - n. Install a hot water tank that can ensure a consistent supply of hot water to the dwelling.
 - o. Ensure that all openable windows are equipped with insect screens.
 - p. Repair the doorway on the east side of the dwelling so that it is in good repair and can be secured.
3. That until such time as the work referred to above is completed to the satisfaction of an Executive Officer of Alberta Health Services; the above noted premises shall remain closed for tenant accommodation purposes.

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, May 12, 2021
Confirmation of a verbal order issued to Carsten Jensen on May 10, 2021

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 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.

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.

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>

Template revised Feb 20, 2020

AIRDRIE Regional Health Centre

604 Main Street South
Airdrie, AB T4B 3K7
Phone: 403-912-8400
Fax: 403-912-8410

CLARESHOLM Health Unit

5221 2nd Street W
PO Box 1391
Claresholm, AB T0L 0T0
Phone: 403 625-4061
Fax: 403-625-4062

BANFF Health Unit

303 Lynx Street
PO Box 1266
Banff, AB T1L 1B3
Phone: 403-762-2990
Fax: 403-762-5570

COCHRANE Community Health Centre

60 Grande Boulevard
Cochrane, AB T4C 0S4
Phone: 403-851-6000
Fax: 403- 851-6009

CALGARY - Southport Atrium

10101 Southport Road SW
Calgary, AB T2W 3N2
Phone: 403-943-2288
Fax: 403-943-8056

OKOTOKS Health and Wellness Centre

11 Cimarron Common
Okotoks, AB T1S 2E9
Phone: 403-995-2600
Fax: 403-995-2639

CANMORE Public Health

#104, 800 Railway Avenue
Canmore, AB T1W 1P1
Phone: 403-678-5656
Fax: 403-678-5068

STRATHMORE Public Health Office

650 Westchester Road
Strathmore, AB T1P 1H8
Phone: 403-361-7200
Fax: 403-361-7244

www.albertahealthservices.ca/eph.asp