

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:
6225 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. Mouse droppings were observed behind the kitchen stove.
- b. The linoleum on the bottom section under the kitchen sink was peeling off and installed poorly.

Common:

- c. The side entrance door lock was missing a deadbolt.

Basement:

- d. Live cockroaches were observed in the kitchen.
- e. The smoke alarm was tested and found to be not working.
- f. The ceiling light fixture in the washroom was dangling on its own wire.
- g. The electrical outlet cover in the west bedroom was cracked.
- h. The ceiling material in the washroom was made from water absorbent material. Certain sections close to the light fixture were also water stained.
- i. The west bedroom baseboards were water damaged.
- j. There was a hole in the drywall in the west bedroom by the door.
- k. The south bedroom baseboards were water damaged.
- l. There were gaps in the flooring in the south bedroom.

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. Mouse droppings were observed behind the kitchen stove. 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.
- b. The linoleum on the bottom section under the kitchen sink was peeling off and installed poorly. 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.

Common:

- c. 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.

Basement:

- d. Live cockroaches were observed in the kitchen. 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.
- e. The smoke alarm was tested and found to be not working. This is in contravention of section IV(12)(a) of the Minimum Housing and Health Standards which states that: Smoke alarms shall be operational and in good repair at all times.
- f. The ceiling light fixture in the washroom was dangling on its own wire. 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. The electrical outlet cover in the west bedroom was cracked. 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.
- h. The ceiling material in the washroom was made from water absorbent material. Certain sections close to the light fixture were also water stained. 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.
- i. The west bedroom baseboards were water damaged. 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.
- j. There was a hole in the drywall in the west bedroom by the 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.
- k. The south bedroom baseboards were water damaged. 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. There were gaps in the flooring in the south 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.

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. Hire a pest control company to assess and eradicate the mouse infestation in this property. Provide documentation of pest control service to an Executive Officer of Alberta Health Services.
- b. Install finishing material under the kitchen sink.

Common:

- c. Install a deadbolt on the side entrance door.

Basement:

- d. 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.
- e. Install a fully functional smoke alarm near the bedrooms.
- f. Secure the light fixture to the ceiling.
- g. Replace the electrical outlet cover.
- h. Investigate and correct the source of moisture into the washroom ceiling. Replace ceiling material with a material that is impervious to moisture and easily cleanable.
- i. Investigate and correct the source of moisture into the bedrooms. Replace all water damaged baseboards with new materials.
- j. Repair/replace all damaged drywall in the west bedroom.
- k. Repair/replace flooring material in the south bedroom.

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
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: 6225 Penbrooke Drive SE

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