

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

**To:** Bannatyne Asset Management Inc.  
"the Owner"

MyVic Property Management  
"the Property Manager"

Sermad Farqoo  
"the Property Manager"

**And To:** All Occupant(s) of the following Housing premises:

**RE:** Those housing premises located in Leduc, Alberta and municipally described as:  
Suite 205, 4610 47 Street

**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. Tile shower surround around the tub faucet and fixtures is missing exposing unfinished drywall. Shower is not equipped with water tight seals and/or are in disrepair.
- b. Unfinished drywall observed on the ceiling above the shower and toilet and North wall in the washroom.
- c. Ventilation fan in washroom is not operational.

**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. Tile shower surround around the tub faucet and fixtures is missing exposing unfinished drywall. Shower is not equipped with water tight seals and/or are in disrepair. These conditions are in contravention of Section 5(a) of the Minimum Housing and Health Standards, which states: "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."
- b. Unfinished drywall observed on the ceiling above the shower and toilet and North wall in the washroom. These conditions are in contravention of Section 5(a) of the Minimum Housing and Health Standards, which states: "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.”

- a. Ventilation fan in washroom is not operational. This condition is in contravention of Section 7(c) of the Minimum Housing and Health Standards, which states: “Except where exempt by regulation, every housing premises shall be provided with plumbing fixtures of an approved type consisting of at least a flush toilet, a wash basin, and a bathtub or shower. All rooms containing a flush toilet and/or bathtub or shower shall be provided with natural or mechanical ventilation.”

**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 July 1, 2022.
2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
  - a. Repair shower surround so that it is smooth, easy to clean, non-absorbent to moisture, and forms watertight joints with the tub.
  - b. Ensure the washroom is provided with walls, floors, and ceilings that are smooth, non-absorbent to moisture, easy to clean, and forms watertight joints with each other at the floor and ceiling. Ensure sealant is maintained in good repair.
  - c. Repair or replace mechanical ventilation fan in washroom.
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 Leduc, Alberta, June 14, 2022

Confirmation of a verbal order issued to Sermad Farqoo on June 14, 2022.

Executive Officer  
Environmental Health Officer

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 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 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).

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