

**ORDER OF AN EXECUTIVE OFFICER
CLOSED FOR TENANT ACCOMMODATION PURPOSES
ORDER TO VACATE ON OR BEFORE OCTOBER 15, 2026**

To: Balbir Singh
"the Owner"

And To: All Occupant(s) of the following Housing premises: 12 Abergale Close NE – Basement

RE: Those housing premises located in Calgary, Alberta and municipally described as: 12 Abergale Close NE – Basement

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;

By virtue of the violations noted below, the above noted premises are hereby declared to be **Closed for Tenant Accommodation Purposes**.

I hereby **ORDER** and **DIRECT**:

1. That all occupants vacate the above noted premises.
2. That the Owner(s) ensure all Occupants vacate the above noted premises on or before October 15, 2026
3. That the Owner(s) immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Retain the services of a qualified professional experienced in assessment, removal, cleaning, and disinfection of blood, bodily fluids, and decomposition related biological contamination. Provide the contractor's name, company name, contact information, and a detailed scope of work outlining the proposed assessment, removal, cleaning, disinfection, disposal, and restoration activities prior to continuing remediation. Remove all materials contaminated with apparent decomposing bodily fluids and associated biological contamination, including but not limited to: drywall, insulation, baseboards, door trims, and any other affected porous materials. Clean and disinfect all remaining non porous surfaces using appropriate biohazard remediation procedures and products. All contaminated materials and waste shall be removed from the premises and disposed of in a sanitary manner. Upon completion of the work, provide documentation confirming the remediation was completed and maintain all affected areas in a clean and sanitary condition.
 - b. Assess the furnace, ductwork, hot water tank area, air returns, and adjacent insulation if contamination or decomposition fluids may have been present nearby. Clean, disinfect, or replace affected components if necessary.
 - c. Identify and eliminate the source of water or moisture accumulation. Remove and replace all mould contaminated, water damaged, deteriorated, or rotted building

materials. Structural components affected by mould or water damage shall be assessed and either remediated or replaced, as appropriate. Remediate all visible mould growth and restore affected areas to a sanitary condition.

- d. Properly clean and remove all mouse droppings throughout the suite and set up mouse traps to continue to monitor. Hire a professional pest control company if necessary.
 - e. Eliminate the fly infestation in the suite. Hire a professional pest control company if necessary.
 - f. Install a fully operational smoke detector in the hallway to serve the bedrooms.
 - g. Remove the bucket containing stagnant water, the mop, dead flies, and any other refuse or unsanitary materials from the premises. Thoroughly clean and sanitize the suite and maintain it in a clean and sanitary condition.
 - h. Secure the vent cover to the ceiling in the bedroom closest to the stairway.
 - i. Replace the damaged light switch cover plate with a new one.
 - j. Remove all accumulated dirt and debris from the exposed gap in the flooring. Then, repair the gap in the flooring beneath the door at the common area landing to provide a smooth and easy to clean surface by installing a transition strip or sealing the gap.
4. 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 and secured from unauthorized entry.

These required actions are necessary given the presence of the following conditions identified during inspection 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, in contravention of the Public Health Act, namely:

- a. Material consistent with apparent decomposing bodily fluids and associated contamination was observed throughout the suite and in the hallway leading into the suite, including on floors and walls, and they had not been adequately cleaned, removed, or remediated.
- b. Material consistent with apparent decomposing bodily fluids and associated contamination was observed in the mechanical area near the hot water tank and furnace and had not been adequately cleaned, removed, or remediated.
- c. Portions of the lower dry wall and insulation throughout the suite had been removed; however, various building materials, including baseboards and door trims remained in place and exhibited apparent decomposing bodily fluid contamination.
- d. The ceiling near the kitchen exhibited significant water damage, including staining, missing finishing materials, and areas of visible mould growth.
- e. Sections of the wall adjacent to the laundry room exhibited visible mould growth. The door trim beside it was also water damaged and bulging, and the baseboard was deteriorated and rotted.
- f. Exposed wooden wall studs exhibited visible mould growth.
- g. Mouse droppings were observed throughout the suite, indicating evidence of rodent activity.
- h. No functional smoke alarm was present within the suite. Only exposed electrical wiring intended for smoke alarm installation was observed.

- i. A plastic bucket containing stagnant dirty water, a mop, and dead flies was present within the suite, indicating inadequate cleaning and sanitation practices of the reported decomposing body materials.
- j. The toe kick panel beneath the kitchen cabinets was water stained and damaged.
- k. The base panel of the bathroom vanity was deteriorated and rotted along its edges, exposing unfinished porous wood.
- l. The ceiling vent cover in the bedroom nearest the stairwell was not secured in place, exposing an opening in the ceiling.
- m. The light switch cover located in the hallway near the laundry room was damaged and missing a section of the protective cover plate.
- n. Insect screens were missing from windows throughout the suite.
- o. A gap was present in the flooring beneath the door at the common area landing, exposing accumulated dirt and debris within the opening.

These observed public health nuisance conditions identified during inspection are violations of the Housing Regulation, Alberta Regulation 173/99, and the Minimum Housing and Health Standards, namely:

- a) Material consistent with apparent decomposing bodily fluids and associated contamination was observed throughout the suite and in the hallway leading into the suite, including on floors and walls, and they had not been adequately cleaned, removed, or remediated. This is a contravention of section 5(2) of the Public Health Act Housing Regulation, 1999 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.
- b) Material consistent with apparent decomposing bodily fluids and associated contamination was observed in the mechanical area near the hot water tank and furnace and had not been adequately cleaned, removed, or remediated. This is a contravention of section 5(2) of the Public Health Act Housing Regulation, 1999 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. This is also a contravention of section V(16) of the Minimum Housing and Health Standards which states that: The owner shall ensure that all rooms and other areas used in common by the occupants of the individual dwellings are maintained in a clean and sanitary condition.
- c) Portions of the lower dry wall and insulation throughout the suite had been removed; however, various building materials, including baseboards and door trims remained in place and exhibited apparent decomposing bodily fluid contamination. This is a contravention of section 5(2) of the Public Health Act Housing Regulation, 1999 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. This is also 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) The ceiling near the kitchen exhibited significant water damage, including staining, missing finishing materials, and areas of visible mould growth. This is a contravention of section 5(2) of the Public Health Act Housing Regulation, 1999 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. This is also a 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. This is also a contravention of section III(1)(a,b) of the Minimum Housing and Health Standards which states that: the housing premises shall be structurally sound, and; basements, cellars or crawl spaces shall be structurally sound, and maintained in good repair and free from water infiltration and accumulation.
- e) Sections of wall adjacent to the laundry room exhibited visible mould growth. The door trim beside it was also water damaged and bulging, and the baseboard was deteriorated and rotted. This is a contravention of section 5(2) of the Public Health Act Housing Regulation, 1999 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. This is also a 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.
- f) Exposed wooden wall studs exhibited visible mould growth. This is a contravention of section 5(2) of the Public Health Act Housing Regulation, 1999 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. This is also a 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.
- g) Mouse droppings were observed throughout the suite, indicating evidence of rodent activity. 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.
- h) No functional smoke alarm was present within the suite. Only exposed electrical wiring intended for smoke alarm installation was observed. This is a 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.
- i) A plastic bucket containing stagnant dirty water, a mop, and dead flies was present within the suite, indicating inadequate cleaning and sanitation practices of the reported decomposing body. This is a contravention of section 5(2) of the Public Health Act Housing Regulation, 1999 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.

- j) The toe kick panel beneath the kitchen cabinets was water stained and damaged. This is a 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. This is also a contravention of section III(5)(2) 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.
- k) The base panel of the bathroom vanity was deteriorated and rotted along its edges, exposing unfinished porous wood. This is a 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. This is also a contravention of section III(5)(1) 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.
- l) The ceiling vent cover in the bedroom nearest the stairwell was not secured in place, exposing an opening in the ceiling. 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.
- m) The light switch cover located in the hallway near the laundry room was damaged and missing a section of the protective cover plate. 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.
- n) Insect screens were missing from windows throughout the suite. 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.
- o) A gap was present in the flooring beneath the door at the common area landing, exposing accumulated dirt and debris within the opening. 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.

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, October 14, 2026

Confirmation of a verbal order issued to Balbir (Bill) Singh via voicemail on October 13 2026.

Executive Officer
Alberta Health Services

If you have any questions regarding the order, contact Environmental Public Health at 1-833-476-4743 or
<https://www.albertahealthservices.ca/eph/eph.aspx>

You have the right to appeal

A person who is directly affected by a 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>

Template revised June 2, 2026

Calgary • Southport • Environmental Public Health

10101 Southport Road SW, Calgary, Alberta, Canada T2W 3N2

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