

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

To: Sarjit Sing Grewal
Sukhvinder Dhillon
Joginder S. Dhillon
Harbhajan Dhillon
Satinder Dhillon
Gurkamal Singh Grewal
Sukhraj S. Pannu
Karmjit Pannu
Kamaljit Pannu
Sakhdarshan S. Pannu

“the Owners”

And To: All Occupant(s) of the following Housing premises: 12631 Symons Valley Road NW – Back Suite

RE: Those housing premises located in Calgary, Alberta and municipally described as:
12631 Symons Valley Road NW – Back Suite

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. Handrails were missing along both staircases.
- b. Locks were missing on all openable windows.
- c. There was no smoke alarm installed in the unit.
- d. There was only one bacteriological water sample submitted in 2023 for the water system.
- e. Covers were missing for electrical outlets and light switches throughout.
- f. Light fixture covers were missing throughout.
- g. There was a large hole to the exterior beside the main entrance door.
- h. The carpet floor covering was missing on multiple steps of the staircase leading to the basement.
- i. There were holes and cracks in/on the walls throughout.
- j. There ceiling was constructed of unfinished drywall in the kitchen, living room, bedrooms and bathrooms.
- k. The carpet was heavily soiled in the living room.
- l. Plywood was placed on-top of the existing floor in the upstairs bathroom.
- m. Plywood was installed on the ceiling in the upstairs bathroom.
- n. The kitchen floor tiles were severely cracked.

- o. A portion of the floor covering between the kitchen and back door area was missing. It was repaired with plywood.
- p. Paint was peeling off the kitchen walls.
- q. A portion of the door trim for the main entrance door was missing.
- r. Tiles were missing on main entrance door landing.
- s. Plywood was installed on the wall closet in the far right bedroom.
- t. A few of the bedroom doors were cracked.
- u. There was a large hole/crack in the far left basement bedroom the ceiling.
- v. A floor tile was missing in the basement bathroom.
- w. The kitchen cabinet covers and doors under the kitchen sink were broken off.
- x. The edging along the kitchen countertop was missing, exposing raw wood.
- y. There were several missing baseboards.
- z. Miscellaneous items such as tools, table saws, car parts, pipes, rain barrels, and others objects were stored around the exterior of the property.
- aa. The roof was in disrepair. Shingles were damaged and curled. There was no fascia or soffits installed on the roof.
- bb. The main entrance door wooden platform was cracked in several areas and detaching from the entrance door, exposing a large gap.
- cc. There was no sink installed in the upstairs bathroom.
- dd. The upstairs bathroom toilet did not work.
- ee. There was a hole on the back wall of the basement bathroom cabinet.
- ff. The bottom panel of the basement bathroom cabinet under the bathroom sink was water damaged and cracked.
- gg. The weatherstripping along the main entrance door was badly torn and missing in some areas.
- hh. There were extensive cracks in the in the far left bedroom window.
- ii. The kitchen window was missing a pane.
- jj. All bedroom windows were missing panes.
- kk. All windows were missing insect screens.

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. Handrails were missing along both staircases. This is in contravention of section III(3)(c)(i) 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.
- b. Locks were missing on all openable windows. 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.
- c. There was no smoke alarm installed in the unit. This is in contravention of section 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.
- d. There was only one bacteriological water sample submitted in 2023 for the water system. 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.

- e. Covers were missing for electrical outlets and light switches throughout. 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.
- f. Light fixture covers were missing throughout the home. 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. There was a large hole to the exterior beside the main entrance door. 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.
- h. The carpet floor covering was missing on multiple steps of the staircase leading to the basement. 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 holes and cracks in/on the walls throughout. 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 ceiling was constructed of unfinished drywall in the kitchen, living room, bedrooms and bathrooms. 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 carpet was heavily soiled in the living 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.
- l. Plywood was placed on-top of the existing floor in the upstairs bathroom. The plywood was unfinished. 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.
- m. Plywood was installed on the ceiling in the upstairs bathroom. 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.
- n. The kitchen floor tiles were severely cracked. 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.
- o. A portion of the floor covering between the kitchen and back door area was missing. It was repaired with plywood. 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.
 - p. Paint was peeling off the kitchen walls. 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.
 - q. A portion of the door trim for the main entrance door 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.
 - r. Tiles were missing on main entrance door landing. 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.
 - s. Plywood was installed on the wall closet in the far right 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.
 - t. A few of the bedroom doors were cracked. 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.
 - u. There was a large hole/crack in the far left basement bedroom the ceiling. 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. A floor tile was missing in the basement bathroom. 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.
 - w. The kitchen cabinet covers and doors under the kitchen sink were broken off. This is in contravention of section IV(14)(a)(ii) of the Minimum Housing and Health Standards which states that: Every housing premises shall be provided with a food preparation area, which includes: cupboards or other facilities suitable for the storage of food; and
 - x. The edging along the kitchen countertop was missing, exposing raw wood. This is in contravention of section IV(14)(a)(iii) of the Minimum Housing and Health Standards which states that: Every housing premises shall be provided with a food preparation

area, which includes: a counter or table used for food preparation which shall be of sound construction and furnished with surfaces that are easily cleaned.

- y. There were several missing baseboards. 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.
- z. Miscellaneous items such as tools, table saws, car parts, pipes, rain barrels, and others objects were stored around the exterior of the property. This is in 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.
- aa. The roof was in disrepair. Shingles were damaged and curled. There was no fascia or soffits installed on the roof. This is in contravention of section III(2)(a) of the Minimum Housing and Health Standards which states that: The roof and exterior cladding of walls shall be maintained in a waterproof, windproof and weatherproof condition.
- bb. The main entrance door wooden platform was cracked in several areas and detaching from the entrance door, exposing a large gap. 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.
- cc. There was no sink installed in the upstairs bathroom. This is in contravention of section IV(7)(b) of the Minimum Housing and Health Standards which states that: The wash basin should be in the same room as the flush toilet or in close proximity to the door leading directly into the room containing the flush toilet.
- dd. The upstairs bathroom toilet did not work. This is in contravention of section IV(7) of the Minimum Housing and Health Standards which states that: 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.
- ee. There was a hole on the back wall of the basement bathroom cabinet. 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 bottom panel of the basement bathroom cabinet under the bathroom sink was water damaged and cracked. 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.
- gg. The weatherstripping along the main entrance door was badly torn and missing in some areas. 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.
- hh. There were extensive cracks in the in the far left bedroom window. 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.

- ii. The kitchen window was missing a pane. 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.
- jj. All bedroom windows were missing panes. 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.
- kk. All windows were missing insect screens. This is in 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.

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 5, 2024.
- 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 sturdy handrails along both staircases.
 - b. Install appropriate locks on all openable windows.
 - c. Install a working smoke alarm in the area just outside the bedrooms.
 - d. Two bacteriological water samples must be submitted each year for the water system.
 - e. Install covers on all electrical outlets and light switches.
 - f. Install appropriate covers for all light fixtures.
 - g. Repair the large hole beside the main entrance door with proper building materials and apply a proper finish to the area.
 - h. Remove worn and stained carpet throughout and replace it with a new floor covering.
 - i. Apply a finish to all patched up holes, cracks, and exposed or unfinished dry wall. Ensure the surfaces are smooth, non-absorbent to moisture, and easy to clean.
 - j. Remove all plywood installed on floors, ceilings, and walls. Properly repair the floors, ceilings, and walls with new building materials and apply a finish to the surfaces.
 - k. Remove all cracked floor tiles in the kitchen and replace with new tiles or replace the entire kitchen floor with a new smooth, non-absorbent and easy to clean flooring,
 - l. Install door trim for the main entrance door.
 - m. Install missing floor tiles for the main entrance door landing.
 - n. Repair or replace all cracked bedroom doors.
 - o. Repair the ceiling in the far left basement bedroom with new building materials and finish the ceiling. Ensure the surface is smooth, and easy to clean.
 - p. Replace the missing tile from the basement bathroom floor.
 - q. Install cabinet covers and new cabinet doors for the storage area under the kitchen sink.

- r. Install an edging material along the kitchen countertop so that it is smooth, impervious to moisture and easy to clean.
 - s. Install missing baseboards at wall-floor joints.
 - t. Remove and discard miscellaneous item stored around the exterior of the property.
 - u. Retain the services of a roofer to repair/replace the roof. Provide documentation of the work completed to an Executive Officer of Alberta Health Services.
 - v. Repair or replace the front wooden platform. Secure the platform firmly to the entrance door.
 - w. Install a working sink and toilet in the upstairs bathroom.
 - x. Repair the hole on the back wall of the basement bathroom cabinet. Ensure the area is finished so that the surface is smooth, non-absorbent, and easy to clean.
 - y. Replace the bottom panel of the basement bathroom cabinet. Finish the surface so that it is smooth, non-absorbent, and easy to clean.
 - z. Install new weatherstripping along the entrance door. Ensure the door is weatherproof, windproof, and waterproof.
 - aa. Remove the cracked window pane. Replace with a new window pane.
 - bb. Install missing panes for all windows. Ensure all openable windows are double paned.
 - cc. Install effective insect screens on all openable windows.
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, April 4, 2024.

Confirmation of a verbal order issued to Mr. Pannu on April 3, 2023.

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
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>

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

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