

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

To: **Manjit S. Kocher**
 “the Owner”

Mirza Shams
 “the Owner”

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

RE: Those housing premises located in Calgary, Alberta and municipally described as:
 14 Kentish Drive SW, Calgary, AB, T2V 2L3

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. Install a smoke alarm in the basement level in the required location and maintain it in operational condition at all times.
 - b. Replace the windows in the front and rear basement bedrooms with windows that meet minimum emergency egress requirements and are readily operable from the inside.
 - c. Install a handrail and guard on the basement stairway and maintain both in good repair.
 - d. Implement effective pest control measures to eliminate the ant infestation within the dwelling and prevent recurrence.
 - e. Repair or replace the front exterior door hardware so that the door latches properly and can be securely closed without relying solely on the deadbolt.
 - f. Repair or replace the kitchen window and restore all missing glazing to maintain the building envelope.

- g. Repair the basement window adjacent to the bottom of the stairway by replacing the missing pane of glass.
 - h. Repair or replace the laundry room light fixture and ensure it operates safely and as intended.
 - i. Repair or modify the shower fixture and/or shower enclosure to prevent water from escaping onto the bathroom floor during normal use.
 - j. Remove all vegetation growth and accumulated debris from the eavestrough system and maintain the system to ensure proper drainage.
 - k. Remove the accumulations of wood, branches, and miscellaneous debris from the rear yard and maintain the property in a clean and orderly condition free of materials that may provide harborage for pests.
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. The basement level did not contain a smoke alarm serving the occupied sleeping areas.
- b. The front and rear basement bedrooms were occupied and contained windows measuring approximately 15 inches by 13.5 inches and 13 inches by 14.5 inches, respectively, which do not meet minimum emergency egress requirements.
- c. The basement stairway was not equipped with a handrail and the open side of the stairway lacked a guard.
- d. Live ants were observed within the basement living area.
- e. The front exterior entrance door was missing the latch mechanism and would not remain closed unless secured with the deadbolt.
- f. The kitchen window was missing two panes of glass.
- g. The basement window adjacent to the bottom of the stairway was missing a pane of glass.
- h. The laundry room light fixture was not operational at the time of inspection.
- i. The basement bathroom shower discharged water directly toward the shower door, resulting in water escaping onto the bathroom floor during normal operation.
- j. Vegetation growth and accumulated debris were observed within the eavestrough system, impairing proper drainage of precipitation from the dwelling.
- k. Accumulations of wood, branches, and miscellaneous debris were present within the rear yard and may provide harborage for pests

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. The basement level did not contain a smoke alarm serving the occupied sleeping areas. This condition is in contravention of Section 12 of the Minimum Housing and Health Standards.
- b. The front and rear basement bedrooms were occupied and contained windows measuring approximately 15 inches by 13.5 inches and 13 inches by 14.5 inches, respectively, which do not meet minimum emergency egress requirements. This condition is in contravention of Sections 3(b)(i) and 3(b)(ii) of the Minimum Housing and Health Standards.
- c. The basement stairway was not equipped with a handrail and the open side of the stairway lacked a guard. This condition is in contravention of Section 3(c)(i) of the Minimum Housing and Health Standards.
- d. Live ants were observed within the basement living area. This condition is in contravention of Section 16(a) of the Minimum Housing and Health Standards.
- e. The front exterior entrance door was missing the latch mechanism and would not remain closed unless secured with the deadbolt. This condition is in contravention of Section 3(a) of the Minimum Housing and Health Standards.
- f. The kitchen window was missing two panes of glass. This condition is in contravention of Sections 2(b)(i) and 2(b)(ii) of the Minimum Housing and Health Standards.
- g. The basement window adjacent to the bottom of the stairway was missing a pane of glass. This condition is in contravention of Sections 2(b)(i) and 2(b)(ii) of the Minimum Housing and Health Standards.
- h. The laundry room light fixture was not operational at the time of inspection. This condition is in contravention of Section 11 of the Minimum Housing and Health Standards.
- i. The basement bathroom shower discharged water directly toward the shower door, resulting in water escaping onto the bathroom floor during normal operation. This condition is in contravention of Section 6(a) and Section 6(c) of the Minimum Housing and Health Standards.
- j. Vegetation growth and accumulated debris were observed within the eavestrough system, impairing proper drainage of precipitation from the dwelling. This condition is in contravention of Section 2(b)(i) of the Minimum Housing and Health Standards.
- k. Accumulations of wood, branches, and miscellaneous debris were present within the rear yard and may provide harborage for pests. This condition is in contravention of Section 5(2) of the Housing Regulation, Alberta Regulation 173/99.

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, September 17, 2026

Confirmation of a verbal order issued to Mirza Shams on September 17, 2026.

Executive Officer
Environmental Health Officer

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

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