

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

**To:** Abdul Saleh  
"the Owner"

**And To:** All Occupant(s) of the following Housing premises: 1611 36 Avenue SW – Unit 1

**RE:** Those housing premises located in Calgary, Alberta and municipally described as:  
1611 36 Avenue SW – Unit 1

**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, in contravention of the Public Health Act and Nuisance and General Sanitation Regulation, Alberta Regulation 243/2003 namely:

- a. The unit was in a state of severe neglect, with unsanitary conditions throughout. The floors and walls across the entire apartment were coated in a thick layer of black grime. In the kitchen, surfaces, appliances, and floors were heavily soiled with grime and food debris. The bathroom showed extensive buildup of grime on the tub, toilet, sink, floors, and walls, with the tub itself filled with old, wet clothing. The bedroom and hallway were littered with dirty items, cat litter, and cat feces. There was also a noticeable accumulation of bottles stored in various areas. The living room floor was cluttered with dirt, bottles, personal belongings, and cigarette butts, contributing to the overall filthy condition of the unit.
- b. The toilet flange was broken, causing the toilet to shift sideways. It was not flushing properly and was leaking onto the tile floor.
- c. The ceilings in the living room, hallway, and bedroom showed signs of water staining. The bedroom had more severe damage, including bubbling along the wall, chipping paint, and a hole in the upper corner, all consistent with water damage from a previous leak.
- d. Baseboard heating register covers were missing throughout the unit.
- e. Baseboards were missing throughout, and the edges of the flooring did not properly align with the walls, leaving visible gaps.
- f. Insect screens were missing on the windows.
- g. One of the kitchen cabinet doors was missing, and several others were loose or improperly secured.
- h. The trim was missing around the kitchen window.
- i. The trim was missing around the main entrance door.
- j. Light covers were missing throughout.
- k. The bathroom fan was missing.

**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. The unit was in a state of severe neglect, with unsanitary conditions throughout. The floors and walls across the entire apartment were coated in a thick layer of black grime. In the kitchen, surfaces, appliances, and floors were heavily soiled with grime and food debris. The bathroom showed extensive buildup of grime on the tub, toilet, sink, floors, and walls, with the tub itself filled with old, wet clothing. The bedroom and hallway were littered with dirty items, cat litter, and cat feces. There was also a noticeable accumulation of bottles stored in various areas. The living room floor was cluttered with dirt, bottles, personal belongings, and cigarette butts, contributing to the overall filthy condition of the unit. This is in contravention of section 5(2) of the Housing Regulation, AR 173/99 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. The toilet flange was broken, causing the toilet to shift sideways. It was not flushing properly and was leaking onto the tile floor. This is in contravention of section IV(6)(a) of the Minimum Housing and Health Standards which states that: The plumbing system and the sanitary drainage system or private sewage disposal system, as the case may be, including drains, fixtures, traps, vents, stacks, waste disposal facilities, pumpout sewage holding tanks, septic tanks and the disposal system shall be maintained in a proper operating condition.
- c. The ceilings in the living room, hallway, and bedroom showed signs of water staining. The bedroom had more severe damage, including bubbling along the wall, chipping paint, and a hole in the upper corner, all consistent with water damage from a previous leak. 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.
- d. Baseboard heating register covers were missing throughout the unit. 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.
- e. Baseboards were missing throughout, and the edges of the flooring did not properly align with the walls, leaving visible gaps. 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.
- f. Insect screens were missing on the windows. 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.
- g. One of the kitchen cabinet doors was missing, and several others were loose or improperly secured. 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.

- h. The trim was missing around the kitchen window. 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. The trim was missing around the main entrance 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.
- j. Light covers were missing 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.
- k. The bathroom fan was missing. This is in contravention of section IV(7)(c) of the Minimum Housing and Health Standards which states that: 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 June 30, 2025.
- 2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
  - a. Ensure the removal of all personal items, trash, and clutter, cat litter and animal feces, cigarette butts, food waste, and soiled materials. Sanitize all surfaces, including floors, walls, ceilings, and fixtures
  - b. Hire a licensed plumber to inspect and confirm the extent of the damage to the toilet flange and surrounding plumbing. Ensure the toilet is removed properly to avoid further damage to the floor and plumbing connections. Replace the broken flange with a new, securely fitted one.
  - c. If the subfloor around the flange is damaged due to leaking, it must also be repaired or replaced to ensure a stable installation.
  - d. Repaint stained ceilings and walls. Patch or replace damaged drywall in the bedroom and all other affected areas. Repair the hole in the upper corner of the bedroom wall with appropriate building materials. Sand and repaint areas with bubbling or chipped paint.
  - e. Install baseboard heating covers throughout the unit.
  - f. Install baseboards throughout the unit.
  - g. Install properly fitting insect screens on all openable windows.
  - h. Secure or repair loose kitchen cupboard doors and replace the missing cupboard door.
  - i. Install trim around kitchen window and main entrance door.
  - j. Install light covers on light fixtures in the unit.

- k. Install a bathroom ventilation fan and an appropriate cover.
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, June 11, 2025  
Confirmation of a verbal order issued to Abdul Saleh on June 11, 2025.

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