# ORDER OF AN EXECUTIVE OFFICER

**To:** Abeer A Ibrahim
"the Owner"

**RE:** Those housing premises located in Calgary, Alberta and municipally described as:
167 Penbrooke Close SE – Basement and Common Area

**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. The dryer exhaust duct was connected directly to the furnace ductwork.
b. A copper pipe from the top of the hot water tank showed signs of corrosion.
c. A large opening was observed in the ceiling of the basement dwelling's living room, where drywall had been removed due to a previous water leak.
d. A moisture meter was used to assess the affected areas and confirmed that the windowsill, window frame, wall beneath the window, and drop ceiling remained wet at the time of the inspection.
e. The window frame around the basement living room window was unfinished, exposing gaps, holes, and raw wood.
f. A large hole providing access to a junction box was observed in the bathroom ceiling.
g. Baseboards were missing along the walls of the living room.
h. An opening with exposed wiring was observed in the basement living room wall.
i. The lighting fixtures on the walls and ceiling of the dwelling were not secured.
j. The staircase leading to the basement suite was missing floor covering and stair nosing, leaving the underlying wood exposed.
k. Unpainted wall patches were observed throughout the basement unit.
l. Water stains were observed on the ceiling near the side-door entrance located in the common area.
m. The home was missing downspouts to properly direct rainwater away from the foundation.

**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 dryer exhaust duct was connected directly to the furnace ductwork. This is in contravention of section 5(2) of the *Housing Regulation* 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. A copper pipe from the top of the hot water tank showed signs of corrosion. This is in contravention of section 5(2) of the *Housing Regulation* 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."

c. A large opening was observed in the ceiling of the basement dwelling's living room, where drywall had been removed due to a previous water leak. 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."
d. A moisture meter was used to assess the affected areas and confirmed that the windowsill, window frame, wall beneath the window, and drop ceiling remained wet at the time of the inspection. This is in contravention of section III of the *Minimum Housing and Health Standards* which states that "The owner shall ensure that the housing premises is structurally sound, in a safe condition, in good repair, and maintained in a waterproof, windproof and weatherproof condition. 1. Good repair, safe condition and structurally sound. (a) The housing premises shall be structurally sound. (b) Basements, cellars or crawl spaces shall be structurally sound, maintained in good repair and free from water infiltration and accumulation. (c) Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced. (d) Repairs or modifications required by the Executive Officer of any structural element of the housing premises may require the design and/or supervision of a professional structural engineer or a Safety Codes Officer (Building Discipline)."
e. The window frame around the basement living room window was unfinished, exposing gaps, holes, and raw wood. 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. A large hole providing access to a junction box was observed in the bathroom 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."
g. Baseboards were missing along the walls of 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."
h. An opening with exposed wiring was observed in the basement living room wall. 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." This is also 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."
i. The lighting fixtures on the walls and ceiling of the dwelling were not secured. 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."
j. The staircase leading to the basement suite was missing floor covering and stair nosing, leaving the underlying wood exposed. 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. Unpainted wall patches were observed throughout the basement 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."

l. Water stains were observed on the ceiling near the side-door entrance located in the common area. 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."

m. The home was missing downspouts to properly direct rainwater away from the foundation. This is in contravention of section 5(2) of the *Housing Regulation* 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."

NOW THEREFORE, I hereby **ORDER** and **DIRECT**:

1. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
    a. Discontinue use of the dryer until the exhaust duct is disconnected from the furnace ductwork, the furnace duct opening is properly sealed, and the dryer is vented directly to the exterior in accordance with applicable requirements.
    b. Have the corroded copper pipe above the hot water tank assessed and repaired or replaced by a qualified professional.
    c. Provide asbestos testing documentation for the affected ceiling and window materials, abate any identified hazards, and restore the living room ceiling drywall and window frame.
    d. Repair the bathroom ceiling opening with finished drywall while maintaining safe access to the junction box.
    e. Install baseboards along all unfinished walls in the living room.
    f. Repair the basement living room wall opening by properly securing or decommissioning the exposed wiring and provide a smooth finished surface.
    g. Securely mount and fasten all loose wall and ceiling light fixtures.
    h. Install approved floor coverings and stair nosing on the basement staircase to eliminate exposed wood and fall hazards.
    i. Repair, finish, and paint all patched wall surfaces to provide an easily cleanable, impervious finish.
    j. Investigate and resolve the source of water intrusion causing the common-area ceiling stains, repair or replace any water-damaged materials, restore the ceiling to a smooth and cleanable condition, and submit written documentation verifying the assessment and repair.
    k. Install exterior downspouts with extensions to direct rainwater away from the foundation.

2. The work referred to in paragraph 1 shall be completed by December 21, 2026.

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, November 2, 2026.

Confirmation of a verbal order issued to Abeer A Ibrahim on October 30, 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

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

**https://www.ahs.ca/eph**