

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

**To:** Ponoka Properties LTD.  
"the Owner"

Dharminder Premi  
Paramjit Ruprai  
"the Directors"

**And To:** All Occupant(s) of the following Housing premises: 1728 39 Street SE

**RE:** Those housing premises located in Calgary, Alberta and municipally described as:  
1728 39 Street SE, Calgary, Alberta T2A 1J2

**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 electrical light switch in the south basement bedroom lacked a protective cover.
- b. Flooring throughout the dwelling was excessively worn and damaged.
- c. A large hole was present in the drywall near floor level in the main-floor hallway.
- d. The cabinet beneath the sink in the main-floor bathroom showed evidence of water damage.
- e. The kitchen counter was damaged and had been patched using construction tape.
- f. There was a visible gap between the bathtub and the bathtub surround in the basement bathroom.
- g. The door to the south basement bedroom was severely damaged, with major cracks on the interior side.
- h. There was a hole in the wall of the south basement bedroom.
- i. The living room contained excessive garbage and debris.
- j. The kitchen contained excessive garbage and debris.
- k. The northwest basement bedroom contained excessive clutter and drug paraphernalia, including exposed needles.
- l. The northeast basement bedroom contained excessive clutter and drugs paraphernalia, including exposed needles.
- m. The south basement bedroom contained excessive clutter and drugs paraphernalia, including exposed needles.
- n. The entire southwest bedroom was heavily contaminated with human urine and feces.

- o. The dining room had been converted into a sleeping area and was equipped with a hasp and lock on the door leading from the kitchen.
- p. A hasp and lock were installed on the interior door of the south basement bedroom.
- q. The southwest bedroom window was obstructed by a piece of plywood.
- r. The northeast bedroom window was obstructed by a piece of plywood.
- s. The basement west bedroom window did not provide direct access to the exterior.
- t. The northeast basement bedroom window could not be inspected due to excessive clutter.
- u. The window in the dining-room-converted-bedroom was completely sealed.
- v. Several exterior windows were broken, with sharp glass exposed. This included windows in the living room, main-floor kitchen, southwest and northeast bedrooms on the main floor, and the south basement bedroom.
- w. There was no handrail on the staircase between the main floor and the basement.
- x. There was no smoke alarm located near the bedrooms on the main floor.
- y. There was no smoke alarm located near the bedrooms in the basement.

**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 electrical light switch in the south basement bedroom lacked a protective cover. 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.
- b. Flooring throughout the dwelling was excessively worn and damaged. 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.
- c. A large hole was present in the drywall near floor level in the main-floor hallway. 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. The cabinet beneath the sink in the main-floor bathroom showed evidence of water damage. 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.
- e. The kitchen counter was damaged and had been patched using construction tape. 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.
- f. There was a visible gap between the bathtub and the bathtub surround 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.

- g. The door to the south basement bedroom was severely damaged, with major cracks on the interior side. 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. There was a hole in the wall of the south basement 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. section 5(2) of the Housing Regulation AR173/1999 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.
- i. The living room contained excessive garbage and debris. This is in contravention of section 5(2) of the Housing Regulation AR173/1999 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 kitchen contained excessive garbage and debris. This is in contravention of section 5(2) of the Housing Regulation AR173/1999 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.
- k. The northwest basement bedroom contained excessive clutter and drug paraphernalia, including exposed needles. This is in contravention of section 5(2) of the Housing Regulation AR173/1999 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.
- l. The northeast basement bedroom contained excessive clutter and drugs paraphernalia, including exposed needles. This is in contravention of section 5(2) of the Housing Regulation AR173/1999 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.
- m. The south basement bedroom contained excessive clutter and drugs paraphernalia, including exposed needles. This is in contravention of section 5(2) of the Housing Regulation AR173/1999 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.
- n. The entire southwest bedroom was heavily contaminated with human urine and feces. 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.

- o. The dining room had been converted into a sleeping area and was equipped with a hasp and lock on the door leading from the kitchen. This is in contravention of section 5(2) of the Housing Regulation AR173/1999 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.
- p. A hasp and lock were installed on the interior door of the south basement bedroom. This is in contravention of section 5(2) of the Housing Regulation AR173/1999 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.
- q. The southwest bedroom window was obstructed by a piece of plywood. This is in contravention of section III(3)(b)(i) of the Minimum Housing and Health Standards which states that: For buildings of 3 storeys or less and except where a bedroom door provides access directly to the exterior or the suite is sprinklered, each bedroom shall have at least one outside window which may be opened from the inside without the use of tools or special knowledge and section III(3)(b)(ii) of the Minimum Housing and Health Standards which states that: Windows referred to in section III(3)(b)(i) shall provide unobstructed openings with areas not less than 0.35 m<sup>2</sup> (3.8ft<sup>2</sup>), with no dimension less than 380 mm (15”).
- r. The northeast bedroom window was obstructed by a piece of plywood. This is in contravention of section III(3)(b)(i) of the Minimum Housing and Health Standards which states that: For buildings of 3 storeys or less and except where a bedroom door provides access directly to the exterior or the suite is sprinklered, each bedroom shall have at least one outside window which may be opened from the inside without the use of tools or special knowledge and section III(3)(b)(ii) of the Minimum Housing and Health Standards which states that: Windows referred to in section III(3)(b)(i) shall provide unobstructed openings with areas not less than 0.35 m<sup>2</sup> (3.8ft<sup>2</sup>), with no dimension less than 380 mm (15”).
- s. The basement west bedroom window did not provide direct access to the exterior. This is in contravention of section III(3)(b)(i) of the Minimum Housing and Health Standards which states that: For buildings of 3 storeys or less and except where a bedroom door provides access directly to the exterior or the suite is sprinklered, each bedroom shall have at least one outside window which may be opened from the inside without the use of tools or special knowledge and section III(3)(b)(ii) of the Minimum Housing and Health Standards which states that: Windows referred to in section III(3)(b)(i) shall provide unobstructed openings with areas not less than 0.35 m<sup>2</sup> (3.8ft<sup>2</sup>), with no dimension less than 380 mm (15”).
- t. The northeast basement bedroom window could not be inspected due to excessive clutter. This is in contravention of section III(3)(b)(i) of the Minimum Housing and Health Standards which states that: For buildings of 3 storeys or less and except where a bedroom door provides access directly to the exterior or the suite is sprinklered, each bedroom shall have at least one outside window which may be opened from the inside without the use of tools or special knowledge and section III(3)(b)(ii) of the Minimum Housing and Health Standards which states that: Windows referred to in section III(3)(b)(i) shall provide unobstructed openings with areas not less than 0.35 m<sup>2</sup> (3.8ft<sup>2</sup>), with no dimension less than 380 mm (15”).

- u. The window in the dining-room-converted-bedroom was completely sealed. This is in contravention of section III(3)(b)(i) of the Minimum Housing and Health Standards which states that: For buildings of 3 storeys or less and except where a bedroom door provides access directly to the exterior or the suite is sprinklered, each bedroom shall have at least one outside window which may be opened from the inside without the use of tools or special knowledge and section III(3)(b)(ii) of the Minimum Housing and Health Standards which states that: Windows referred to in section III(3)(b)(i) shall provide unobstructed openings with areas not less than 0.35 m<sup>2</sup> (3.8ft<sup>2</sup>), with no dimension less than 380 mm (15”).
- v. Several exterior windows were broken, with sharp glass exposed. This included windows in the living room, main-floor kitchen, southwest and northeast bedrooms on the main floor, and the south basement bedroom. 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 and section 5(2) of the Housing Regulation AR173/1999 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.
- w. There was no handrail on the staircase between the main floor and the basement. 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.
- x. There was no smoke alarm located near the bedrooms on the main floor. This is in contravention of 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 and 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.
- y. There was no smoke alarm located near the bedrooms in the basement. This is in contravention of 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 and 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.

**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 Owner(s) takes all steps necessary to ensure all Occupants vacate the above noted premises on or before April 23, 2026.

2. 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 proper light switch cover in the south basement bedroom.
  - b. Repair or replace damaged flooring throughout the dwelling to ensure it is safe and in good condition.
  - c. Repair or replace drywall in the main-floor hallway.
  - d. Repair or replace the water-damaged cabinet beneath the main-floor bathroom sink to prevent further deterioration and to maintain sanitary conditions.
  - e. Repair or replace the kitchen counter so it is smooth, easily cleanable, and impervious to moisture.
  - f. Seal and repair the gap between the bathtub and the bathtub surround in the basement bathroom to prevent water infiltration and damage to building materials.
  - g. Repair or replace the damaged door to the south basement bedroom.
  - h. Repair or replace drywall in the south basement bedroom.
  - i. Remove all garbage, debris, and excessive clutter from the living room.
  - j. Remove all garbage, debris, and excessive clutter from kitchen.
  - k. Remove all clutter including drug paraphernalia from the northwest basement bedroom.
  - l. Remove all clutter including drug paraphernalia from the northeast basement bedroom.
  - m. Remove all clutter including drug paraphernalia from the south basement bedroom.
  - n. Clean and disinfect or remove and replace, all contaminated building materials in the southwest bedroom.
  - o. Restore the dining room to its intended use, or ensure any bedroom conversion complies with all applicable requirements of Section 3 of the Minimum Housing and Health and Standards
  - p. Remove the hasp and lock from the dining room/bedroom door.
  - q. Remove the hasp and lock from the interior door of the south basement bedroom.
  - r. Remove plywood blocking the southwest bedroom window and ensure bedroom window complies with all applicable requirements of Section 3 of the Minimum Housing and Health Standards.
  - s. Remove plywood blocking the northeast bedroom window and ensure bedroom window complies with all applicable requirements of Section 3 of the Minimum Housing and Health Standards.
  - t. Modify the west basement bedroom window so it complies with all applicable requirements of Section 3 of the Minimum Housing and Health Standards.
  - u. Remove all clutter from the northeast basement bedroom and ensure the bedroom window complies with all applicable requirements of Section 3 of the Minimum Housing and Health Standards.
  - v. Replace all shattered exterior windows.
  - w. Install a secure and continuous handrail on the staircase between the main floor and the basement.
  - x. Install a working smoke alarm near the bedrooms on the main floor.
  - y. Install a working smoke alarm near the bedrooms in the basement.

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 April 23, 2026 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 24, 2026

Confirmation of a verbal order issued to Dharminder Premi on April 23, 2026.

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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Copy City of Calgary Police Services.

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