

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

To: Gurwinder Grewal Satpal Nahal
"the Owner" "the Owner"

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

RE: Those housing premises located in Calgary, Alberta and municipally described as:
Basement, 1905 10 Street SW

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. Hot water was not supplied to the suite.
- b. The temperature inside the suite was measured at 17°C.
- c. A bedroom electrical outlet was damaged and missing its cover plate.
- d. The bathroom door was damaged and detached from its hinges.
- e. Ceiling tiles were broken and/or missing in several areas throughout the suite.
- f. Portions of the flooring were in disrepair and had been duct-taped in various locations, including the bathroom, kitchen, and hallway.
- g. The bathtub surround was damaged, had a duct-taped hole, and required additional sealing at several joints.
- h. Water damage and mould were noted on the walls of the furnace/utility room located within the basement suite.
- i. The base under the kitchen sink was water-damaged and constructed of unfinished wood.
- j. Most of the kitchen cabinets were damaged or missing knobs.
- k. The oven/stove was not operational, and the oven door had fallen off its hinges.
- l. The kitchen sink was plugged.
- m. Additional sealing was required between the backsplash and the kitchen counter.
- n. The bedroom windows did not meet emergency egress requirements: the interior window was hinged at the bottom, and the exterior storm window was secured with butterfly clips.
- o. The handrail along the basement stairs was broken.
- p. Evidence of a mouse infestation was present, including mouse droppings under the kitchen sink and inside kitchen drawers.
- q. No smoke alarm was installed in the suite.

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. Hot water was not supplied to the suite. This is in contravention of section 9(a) of the Minimum Housing and Health Standards which states that “Every building used in whole or in part, as housing premises must be supplied with a potable water supply of sufficient volume, pressure and temperature to serve the needs of the inhabitants. (a) All hot running water shall be maintained at a temperature of not less than 46 degrees C (114⁰F), and not more than 60 degrees C (140⁰F) measured at the plumbing fixture.”
- b. The temperature inside the suite was measured at 17°C. This is in contravention of section 8(a) of the Minimum Housing and Health Standards which states that “ All heating facilities within a housing premises are to be properly installed and maintained in good working condition, and be capable of safely and adequately heating all habitable rooms, bathrooms, and toilet rooms within the building to a temperature of ; (i) at least 22⁰C(71⁰F), or (i) maintained at a temperature of at least 22⁰C(71⁰F) when the control of the supplied heat in a dwelling is the responsibility of a person other than the occupant.”
- c. A bedroom electrical outlet was damaged and missing its cover plate. This is in contravention of section 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.”
- d. The bathroom door was damaged and detached from its hinges. This is in contravention of section 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.”
- e. Ceiling tiles were broken and/or missing in several areas throughout the suite. This is in contravention of section 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. (a) 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. (b) 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. Portions of the flooring were in disrepair and had been duct-taped in various locations, including the bathroom, kitchen, and hallway. This is in contravention of section 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. (a) 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. (b) 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.”
- g. The bathtub surround was damaged, had a duct-taped hole, and required additional sealing at several joints. This is in contravention of section 5(a) 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. (a) 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.
- h. Water damage and mould were noted on the walls of the furnace/utility room located within the basement suite. 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.”
 - i. The base under the kitchen sink was water-damaged and constructed of unfinished wood. This is in contravention of section 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.”
 - j. Most of the kitchen cabinets were damaged or missing knobs. This is in contravention of section 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.”
 - k. The oven/stove was not operational, and the oven door had fallen off its hinges. This is in contravention of section 14(a)(iv) of the Minimum Housing and Health Standards which states that “a stove and a refrigerator that are maintained in a safe and proper operating condition. The refrigerator shall be capable of maintaining a temperature of 4 degrees C. (40°F).”
 - l. The kitchen sink was plugged. This is in contravention of section 6 of the Minimum Housing and Health Standards which states that “Every housing premises shall be connected to the public sewage system, or to an approved private sewage disposal system. (a) 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. (b) Adequate water volume and pressure shall be provided to ensure the proper operation and flushing of all fixtures. (c) All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.
 - m. Additional sealing was required between the backsplash and the kitchen counter. This is in contravention of section 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: (iii) a counter or table used for food preparation which shall be of sound construction and furnished with surfaces that are easily cleaned.”
 - n. The bedroom windows did not meet emergency egress requirements: the interior window was hinged at the bottom, and the exterior storm window was secured with butterfly clips. This is in contravention of section 3(b)(i, ii) of the Minimum Housing and Health Standards which states that “(i) 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. (ii) Windows referred to in section 3(b)(i) shall provide unobstructed openings with areas not less than 0.35 m² (3.8ft²), with no dimension less than 380 mm (15”).

- o. The handrail along the basement stairs was broken. This is in contravention of section 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.”
- p. Evidence of a mouse infestation was present, including mouse droppings under the kitchen sink and inside kitchen drawers. This is in contravention of section 16(a) of the Minimum Housing and Health Standards which states that “The owner shall ensure that the housing premises are free of insect and rodent infestations.”
- q. No smoke alarm was installed in the suite. This is in contravention of section 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. (a) 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 March 1, 2026**.
- 2. That the Owner(s) undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Ensure that hot water is supplied to the suite. All hot running water must be maintained at a temperature of not less than 46°C (114°F) and not more than 60°C (140°F), measured at the plumbing fixture.
 - b. Ensure that the heating facility is maintained in good working condition and is capable of safely and adequately heating all habitable rooms, bathrooms, and toilet rooms within the building to a temperature of at least 22°C.
 - c. Replace the damaged bedroom electrical outlet and install an appropriate cover plate.
 - d. Repair or replace the bathroom door and ensure it is properly secured to its door frame.
 - e. Repair or replace damaged or missing flooring, wall, and ceiling finishes.
 - i. Ensure that all finishes are maintained in good repair, free of cracks, holes, and loose or lifting coverings, and in a condition that allows for easy cleaning.
 - ii. Ensure that bathroom walls and floors are smooth, non absorbent to moisture, and easy to clean.
 - iii. Ensure that kitchen walls and floors are constructed of materials that do not provide harbourage for dirt, grease, vermin, or bacteria, and are easily cleaned.
 - f. Remove and replace the water damaged and mould affected portions of the walls in the furnace/utility room.
 - g. Remove and replace the base of the cabinet under the kitchen sink.
 - h. Ensure that all kitchen cabinets are maintained in good repair.

- i. Repair or replace the oven/stove so that it is in safe and proper operating condition.
 - j. Unplug the kitchen sink.
 - k. Properly seal the joints between the kitchen counter and the backsplash.
 - l. Repair or replace the bathtub surround so that it is smooth, non absorbent to moisture, easy to clean, and has watertight joints where it meets the bathtub.
 - m. Replace or modify the bedroom window to provide an unobstructed opening of not less than 0.35 m² (3.8 ft²), with no dimension less than 380 mm (15 in.), to meet emergency egress requirements.
 - n. Repair or replace the handrail along the stairs leading to the basement suite.
 - o. Ensure that the premises are adequately treated for mice and that the suite is maintained in a pest free condition.
 - p. Install an operational smoke alarm between the bedroom and the remainder of the suite.
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/or receipt of the report> 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, February 20, 2026
Confirmation of a verbal order issued to on February 18, 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
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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