

ORDER OF AN EXECUTIVE OFFICER

To: Mohammed Ali Sadden
"the Owner"

RE: Those housing premises located in Calgary, Alberta and municipally described as:
2218 36th Street SE – Main level

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. No heat due to the discontinuation of gas service and an inoperable furnace. Ambient room temperature was measured at 18.4 degrees C.
- b. Inadequate electrical service due to the use of power limiters resulting in limited electrical supply to the dwelling unit.
- c. Inoperable stove due to insufficient electrical service.
- d. The dwelling unit did not have access to hot water. Water temperature measured at the kitchen faucet was approximately 18°C, which is below the minimum required hot water temperature.
- e. The outer pane of the living room window and inner pane of the west side bedroom window were broken. Sharp glass edges were exposed, creating a potential risk of injury.
- f. Significant cockroach infestation was observed inside the housing premises. Numerous live or dead cockroaches were observed on the sticky traps in the kitchen and bathroom area.
- g. A small leak was observed in the plumbing pipe under the bathroom handwashing sink. Tenant had shut off the water valve to prevent the further leak, rendering handwashing sink inoperable.
- h. The ceiling above the bathtub exhibited peeling paint with loose paint flakes observed.
- i. Cracked floor tiles were observed at the entrance to the bathroom.
- j. Unfinished building materials were present around the entrance door frame for east side bedroom.

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. No heat due to the discontinuation of gas service and an inoperable furnace. Ambient room temperature was measured at 18.4 degrees C. This is in contravention of the Minimum Housing and Health Standards section 8(a) 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 22°C (71°F), or (i) maintained at a

temperature of at least 22°C (71°F) when the control of the supplied heat in a dwelling is the responsibility of a person other than the occupant.

- b. Inadequate electrical service due to the use of power limiters resulting in limited electrical supply to the dwelling unit. This is in contravention of the Minimum Housing and Health Standards section 11 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.
- c. Inoperable stove due to insufficient electrical service. This is in contravention of the Minimum Housing and Health Standards section 14 which states that a stove and a refrigerator that are maintained in a safe and proper operating condition
- d. The dwelling unit did not have access to hot water. Water temperature measured at the kitchen faucet was approximately 18°C, which is below the minimum required hot water temperature. This is in contravention of the Minimum Housing and Health Standards section 9 (a) which states 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 (114F), and not more than 60 degrees C (140F) measured at the plumbing fixture.
- e. The outer pane of the living room window and inner pane of the west side bedroom window were broken. Sharp glass edges were exposed, creating a potential risk of injury. This is in contravention of Section 2(a) 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.
- f. Significant cockroach infestation was observed inside the housing premises. Numerous live or dead cockroaches were observed on the sticky traps in the kitchen and bathroom area. This is a contravention of section V(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.
- g. A small leak was observed in the plumbing pipe under the bathroom handwashing sink. Tenant had turned off the water valve to prevent the further leak, rendering handwashing sink inoperable. This is in contravention of the Minimum Housing and Health Standards section 6(c) states that all plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside. It is also in contravention of the Minimum Housing and Health Standards section 7(a) which states every housing premises shall be provided with plumbing fixtures of an approved type consisting of at least a flush toilet, a wash basin, and a bathtub or shower. (a) The washbasins and bathtub or shower shall be supplied with potable hot and cold running water.
- h. The ceiling above the bathtub exhibited peeling paint with loose paint flakes observed. This is in contravention of the Minimum Housing and Health Standards section 5(a) which states 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. 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.
- i. Cracked floor tiles were observed at the entrance to the bathroom. This is in contravention of the Minimum Housing and Health Standards section 5(a) which states 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. 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.

- j. Unfinished building materials were present around the entrance door frame to the east side bedroom. This is in contravention of the Minimum Housing and Health Standards section 5 which states 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.

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. Restore full access to gas and power for all the inhabited units.
 - b. Ensure that, following restoration of utility services, the furnace is capable of maintaining an indoor temperature of at least 22°C in all habitable rooms.
 - c. Ensure that, following the restoration of adequate electrical service, stove is maintained in safe and proper operating condition.
 - d. Ensure that, following restoration of utilities, the water heater is capable of providing a continuous supply of hot water that is between 46°C and 60°C.
 - e. Repair or replace the damaged living room window and west-side bedroom window.
 - f. Hire a licensed pest control operator to assess and eliminate the cockroach infestation within the unit. Provide all pest control reports and treatment records to an Executive Officer of Alberta Health Services.
 - g. Repair the leak in the plumbing fixture connected to the bathroom handwashing basin.
 - h. Repaint the wall above the bathtub to provide a smooth and easily cleanable surface.
 - i. Repair or replace the cracked floor tiles in the bathroom.
 - j. Ensure that the building materials surrounding the entrance door frame of the east-side bedroom are properly finished.
2. The work referred to in paragraph 1 (a) – (d) shall be completed by October 26th, 2026.
3. The work referred to in paragraph 1 (e) shall be completed by October 31st, 2026.
4. The work referred to in paragraph 1 (f) - (j) shall be completed by November 15th, 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, October 21st, 2026

Confirmation of a verbal order issued to Mohammed Ali Sadden on October 20th, 2026 via Voice Mail.

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>

Order of an Executive Officer

RE: Those premises located in Calgary, Alberta and municipally described as: 2218 36th Street SE – Main level

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www.albertahealthservices.ca/eph.asp