

ORDER OF AN EXECUTIVE OFFICER

To: Riyadh Matti
"the Owner"

Anmar Matti
"the Owner"

RE: Those housing premises located in Calgary, Alberta and municipally described as:
2519 16A Street SW – Common, Units 1, 2, 3 and 4

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:

Common Areas

- a. The guardrails along the landings outside the entrances of Unit 1 and Unit 2 were under 42 inches.

Unit 1

- b. The main floor flooring by the kitchen area was in disrepair and lifting.
- c. Portions of the underside of the balcony are in disrepair and rotted.
- d. Mouse droppings were noted behind the refrigerator. The occupants reported a mouse infestation.
- e. A basement bedroom window does not easily close and can only be closed from the outside.
- f. The patio door was drafty and not tight-fitting when closed.
- g. The patio door was missing an insect screen.
- h. A switch plate cover was missing from a basement bedroom light switch.

Unit 2

- i. The living room flooring was lifting and damaged in places.
- j. The kitchen tile was broken around the floor vent and transition strip with the living room laminate flooring.
- k. The walls in the basement laundry area consisted of unfinished drywall.
- l. A portion of the basement bathroom ceiling was water-damaged and the surface was peeling.
- m. The patio door does not adequately lock.
- n. The handrail is missing along the stairs leading to the main floor.
- o. The storage room adjacent to the kitchen is currently being used as a bedroom and does not have an adequate emergency egress window, as the window opens to 16 inches by 9 inches.

Unit 3

- p. The laminate flooring in the room off the kitchen was damaged and taped down.
- q. A portion of the flooring in a basement bedroom was in disrepair and taped down.
- r. Water staining was observed on the ceiling of the basement bathroom and hallway.

- s. The underside of the balcony decking was in disrepair and rotting in places.
- t. A portion of the basement sink vanity cupboard was constructed of unfinished wood.
- u. The basement bathroom sink was slow to drain.
- v. The kitchen light was not working.
- w. The living room window was cracked and single-paned.
- x. Insect screens were missing from various windows and the patio door.
- y. The front basement bedroom window did not lock.
- z. The main floor room near the kitchen was being used as a bedroom. The window opened to dimensions of 13 inches by 20.75 inches which does not meet secondary egress requirements.

Unit 4

- aa. There is water accumulation inside the fridge on the top interior food storage shelf.
- bb. The second basement bedroom window had a broken lock.
- cc. The storage room adjacent to the kitchen is currently being used as a bedroom and does not have an adequate emergency egress window, as the window opening was measured as 13 inches by 20.75 inches.
- dd. There is a large hole in the concrete steps leading to the front entrance door. A piece of plywood is covering the hole.
- ee. The nosing on one of the steps leading to the basement is completely detached from the tread. The underlying wood tread and riser are water damaged.
- ff. A dead mouse was found behind the dishwasher. The occupants report severe mouse infestation.
- gg. Portions of the underside of the balcony were in disrepair and rotted.
- hh. The main floor half bathroom does not have a mechanical ventilation fan or a window.
- ii. The exterior front door has a gap, allowing a cold breeze to pass through.
- jj. The main floor storage room adjacent to the kitchen has a windowpane that is loose and falls out of the frame.
- kk. Insect screens were missing from several windows.
- ll. The southwest basement bedroom window has a cracked pane.

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:

Common Areas

- a. The guardrails along the landings outside the entrances of Unit 1 and Unit 2 were under 42 inches. This is in contravention of Section 3(c)(i) of the Minimum Housing and Health Standards which states: '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'.

Unit 1

- b. The main floor flooring by the kitchen area was in disrepair and lifting. This is in contravention of Section 5 of the Minimum Housing and Health Standards 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'.
- c. Portions of the underside of the balcony are in disrepair and rotted. This is contravention of Section 1(c) of the Minimum Housing and Health Standards which states, 'Building

materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced’.

- d. Mouse droppings were noted behind the refrigerator. The occupants report a mouse infestation. This is contravention of Section 16(a) which states, ‘The owner shall ensure that the housing premises are free of insect and rodent infestations’.
- e. A basement bedroom window does not easily close and can only be closed from the outside. This is in contravention of Section 2(b)(i) of the Minimum Housing and Health Standards which states: ‘All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof’.
- f. The patio door was drafty and not tight-fitting when closed. This is in contravention of Section 2(b)(i) of the Minimum Housing and Health Standards which states, ‘All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof’
- g. The patio door was missing an insect screen. This is contravention of Section 2(b)(iii) of the Minimum Housing and Health Standards which states, ‘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’.
- h. A switch plate cover was missing from a basement bedroom light switch. This is in contravention of Section 11 of the Minimum Housing and Health Standards which states, ‘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’.

Unit 2

- i. The living room flooring was lifting and damaged in places. This is in contravention of Section 5 of the Minimum Housing and Health Standards 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’.
- j. The kitchen tile was broken around the floor vent and transition strip with the living room laminate flooring. This is in contravention of Section 5(b) of the Minimum Housing and Health Standards 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. (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.’
- k. The walls in the basement laundry area consisted of unfinished drywall. This is in contravention of Section 5 of the Minimum Housing and Health Standards 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’.
- l. A portion of the basement bathroom ceiling was water-damaged and the surface was peeling. This is in contravention of Section 5(a) of the Minimum Housing and Health Standards 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. (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’.
- m. The patio door does not adequately lock. This is in contravention of Section 3(a) of the Minimum Housing and Health Standards which states, ‘Exterior windows and doors shall be capable of being secured’.
- n. The handrail is missing along the stairs leading to the main floor. This is in contravention of Section 3(c)(i) of the Minimum Housing and Health Standards which states: ‘Inside or

outside stairs or porches including all treads, risers, supporting structural members, hand rails, 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’.

- o. The storage room adjacent to the kitchen is currently being used as a bedroom and does not have an adequate emergency egress window, as the window opens to 16 inches by 9 inches. This is in contravention of Section 3(b)(ii) which states: ‘Windows referred to in section 3(b)(i) shall provide unobstructed openings with areas not less than 0.35 m² (3.8 ft²), with no dimensions less than 380 mm (15)’.

Unit 3

- p. The laminate flooring in the room off the kitchen was damaged and taped down. This is in contravention of Section 5 of the Minimum Housing and Health Standards 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’.
- q. A portion of flooring in a basement bedroom was in disrepair and taped down. This is in contravention of Section 5 of the Minimum Housing and Health Standards 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’.
- r. Water staining was observed on the ceiling of the basement bathroom and hallway. This is in contravention of Section 5(a) of the Minimum Housing and Health Standards 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. (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.’
- s. The underside of the balcony decking was in disrepair and rotting in places. This is contravention of Section 1(c) of the Minimum Housing and Health Standards which states, ‘Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced’.
- t. A portion of the basement sink vanity cupboard was constructed of unfinished wood. This is contravention of Section 1(c) of the Minimum Housing and Health Standards which states, ‘Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced’.
- u. The basement bathroom sink was slow to drain. This is in contravention of Section 6 of the Minimum Housing and Health Standards which states, ‘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.’
- v. The kitchen light was not working. This is in contravention of Section 11 of the Minimum Housing and Health Standards which states, ‘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.’
- w. The living room window was cracked and single paned. This is in contravention of Section 2(b)(i) of the Minimum Housing and Health Standards which states: ‘All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof’.

- x. Insect screens were missing from various windows and the patio door. This is contravention of Section 2(b)(iii) of the Minimum Housing and Health Standards which states: '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'.
- y. The front basement bedroom window did not lock. This is in contravention of Section 3(a) of the Minimum Housing and Health Standards which states: 'Exterior windows and doors shall be capable of being secured'.
- z. The main floor room near the kitchen was being used as a bedroom. The window opened to dimensions of 13 inches by 20.75 inches, which does not meet secondary egress requirements. This is in contravention of Section 3(b)(ii) which states: 'Windows referred to in section 3(b)(i) shall provide unobstructed openings with areas not less than 0.35 m²(3.8 ft²), with no dimensions less than 380 mm (15")'.

Unit 4

- aa. There was water accumulation inside the fridge on the top interior food storage shelf. This is in contravention of Section 14(a)(iv) of the Minimum Housing and Health Standards which states, 'Every housing premises shall be provided with a food preparation area, which includes 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.'.
- bb. The second basement bedroom window had a broken lock. This is in contravention of Section 3(a) of the Minimum Housing and Health Standards which states: 'Exterior windows and doors shall be capable of being secured'.
- cc. The storage room adjacent to the kitchen is currently being used as a bedroom and does not have an adequate emergency egress window, as the window opening was measured as 13 inches by 20.75 inches. This is in contravention of Section 3(b)(ii) which states, 'Windows referred to in section 3(b)(i) shall provide unobstructed openings with areas not less than 0.35 m² (3.8 ft²), with no dimensions less than 380 mm (15")'.
- dd. There is a large hole in the concrete steps leading to the front entrance door. A piece of plywood is covering the hole. This is contravention of Section 3(c) which states, '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'.
- ee. The nosing on one of the steps leading to the basement is completely detached from the tread. The underlying wood tread and riser are water damaged. This is contravention of Section 3(c) which states, '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'.
- ff. A dead mouse was found behind the dishwasher. The occupants report severe mouse infestation. This is contravention of Section 16(a) which states, 'The owner shall ensure that the housing premises are free of insect and rodent infestations'.
- gg. Portions of the underside of the balcony are in disrepair and rotted. This is contravention of Section 1(c) of the Minimum Housing and Health Standards which states, 'Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced'.
- hh. The main floor half bathroom does not have a mechanical ventilation fan or a window. This is contravention of Section 7(c) which states, 'All rooms containing a flush toilet and/or bathtub or shower shall be provided with natural or mechanical ventilation'.
- ii. The exterior front door has a gap, allowing a cold breeze to pass through. This is contravention of Section 2(b)(i) of the Minimum Housing and Health Standards which

states: 'All windows and exterior doors shall be maintained in a waterproof, windproof, and weatherproof condition'.

- jj. The main floor storage room adjacent to the kitchen has a windowpane that is loose and falls out of the frame. This is contravention of Section 2(b)(i) of the Minimum Housing and Health Standards which states: 'All windows and exterior doors shall be maintained in a waterproof, windproof, and weatherproof condition'.
- kk. Insect screens were missing from several windows. This is contravention of Section 2(b)(iii) of the Minimum Housing and Health Standards which states: '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'.
- ll. The southwest basement bedroom window has a cracked pane. This is contravention of Section 2(b)(i) of the Minimum Housing and Health Standards which states: 'All windows and exterior doors shall be maintained in a waterproof, windproof, and weatherproof condition'.

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. Complete repairs to ensure the guardrail height is increased to 42 inches or greater.
 - b. Ensure all floor, wall and ceiling finishes are in good condition. Repair or replace surfaces that are damaged, lifting, and/or improperly finished.
 - c. Have the balconies assessed to ensure they are structurally sound and safe to use. Complete any necessary repairs and provide relevant documentation to Alberta Health Services - Environmental Public Health.
 - d. Hire a licensed pest control operator and continue treatment until the mouse infestation in the building has been eradicated. Provide documentation to Alberta Health Services Environmental Public Health.
 - e. Repair the basement bedroom window in Unit 1 so that it can be easily closed.
 - f. Ensure windows and doors are maintained in good repair, free of cracks, and adequately weatherproof, including:
 - a) the patio door in Unit 1;
 - b) the cracked and single-paned living room window in Unit 3;
 - c) the front exterior door in Unit 4;
 - d) the main floor storage room window in Unit 4; and
 - e) the cracked southwest basement bedroom window in Unit 4.
 - g. Ensure all openable windows and patio doors are supplied with effective screens during the periods when protection against flying insects is required.
 - h. Ensure all electrical outlets, switches and fixtures are properly installed and maintained in a good and safe working condition, including:
 - a) installing a cover plate cover in the basement bedroom in Unit 1; and
 - b) repairing or replacing the kitchen light in Unit 3.
 - i. Ensure all doors and windows are capable of being securely locked, including,
 - a) the patio door in Unit 2;
 - b) the front basement bedroom window in Unit 3; and
 - c) the basement bedroom window in Unit 4
 - j. Install a handrail along the stairs leading to the main floor in Unit 2.
 - k. Should the storage rooms adjacent to the kitchens in Units 2, 3, and 4 remain as sleeping rooms, replace the windows so that they provide an unobstructed openings with an area of not less than 0.35 m² (3.8 ft²), with no dimensions less than 380 mm (15").

- l. Finish the basement bathroom sink vanity in Unit 3 so that it is smooth, easily cleanable and resistant to moisture.
 - m. Repair the basement bathroom sink in Unit 3 so that it drains properly.
 - n. Repair or replace the refrigerator in Unit 4 so that it is in proper working condition.
 - o. Repair the hole in the exterior concrete at the front entrance of Unit 4.
 - p. Repair the stair tread and secure the nosing in Unit 4 to prevent tripping.
 - q. Install a ventilation exhaust fan for the main floor half bathroom in Unit 4.
2. The work referred to in paragraph 1 shall be completed by the following dates:
 - a. Item (d): Hire a licensed Pest Control Operator and begin treatment on or before June 12, 2026.
 - b. Item (h l, j, m, n): On or before June 12, 2026.
 - c. Items (a, b, e, f, g, l, o, p): On or before June 26, 2026.
 - d. Items (c, k, q): On or before July 24, 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, May 26, 2026

Executive Officer
Alberta Health Services

Executive Officer
Alberta Health Services

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.

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>