

**ORDER OF AN EXECUTIVE OFFICER  
CLOSED FOR TENANT ACCOMMODATION PURPOSES  
ORDER TO VACATE ON OR BEFORE JULY 31, 2026**

**To:** Harmandeep Kaur Dhatt  
"the Owner"

Rajmaninder Hundal  
"the Owner"

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

**RE:** Those housing premises located in Rocky View County, Alberta and municipally described as: 270065 Township Road 235

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;

By virtue of the violations noted below, the above noted premises are hereby declared to be **Closed for Tenant Accommodation Purposes**.

I hereby **ORDER** and **DIRECT**:

1. That all occupants vacate the above noted premises on or before July 31, 2026.
2. That the Owner(s) ensure all Occupants vacate the above noted premises on or before July 31, 2026.
3. 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 outlet covers on all electrical outlets.
  - b. Repair holes in drywall and refinish so that wall is smooth and easy to clean.
  - c. Install heat registers.
  - d. Repair heat register cover in bathroom to ensure it is flush with floor and does not pose tripping or safety hazard.
  - e. Paint unfinished wood in three-piece bathroom to ensure walls are smooth, non-absorbent to moisture and easy to clean.
  - f. Install baseboards in three-piece bathroom.
  - g. Install flooring transition strip between ensuite bathroom and primary bedroom.
  - h. Secure kitchen sink to surrounding countertop.
  - i. Install a properly fitted septic tank cover designed for the septic system and ensure that septic system is functioning properly.
  - j. Repair kitchen tap.
  - k. Repair leaking drain pipes under kitchen sink and sink in two-piece ensuite bathroom.
  - l. Secure stairs at front door of house (west side).

- m. Install handrails on stairs at front of house (west side).
  - n. Repair stairs leading to deck at side door of house (east side) to ensure riser height is even and stairs comply with Alberta Building Code.
  - o. Modify guardrails for the deck and stairs at side door of house (east side) so they are compliant with Alberta Building Code.
  - p. Clean all mouse droppings, remove dead mice, and sanitize all affected areas. Contract a professional pest control company to inspect the premise and implement and comply with any recommendations provided by pest control contractor to eliminate the mouse infestation.
  - q. Install functioning smoke alarms in all required locations, including between sleeping areas.
  - r. Remove and replace all water damaged building materials in west middle bedroom, including carpet and ceiling.
  - s. Replace missing doors in the following areas: primary bedroom, three-piece washroom, west middle bedroom.
  - t. Remove water damaged areas of ceiling around kitchen light fixture, replace and refinish.
  - u. Repair cabinet doors in both bathrooms.
  - v. Repair or replace water damaged areas of bathroom cabinets.
  - w. Repair crack in shower surround in three-piece bathroom.
  - x. Repair fan in two-piece ensuite bathroom.
  - y. Repair roof so that it is free of leaks and properly weatherproof.
  - z. Repair exterior sliding patio door so that it can easily be opened and closed and is weatherproof.
  - aa. Repair large window in living room to ensure it can fully close.
  - bb. Install insect screens on openable windows throughout house.
  - cc. Repair exterior siding on north side of house and south side by sliding patio door.
  - dd. Replace cracked windowpane in northeast window in primary bedroom.
  - ee. Install weatherstripping on east exterior door.
  - ff. Repair northeast window in primary bedroom to ensure it can fully close.
  - gg. Repair eavestrough on south side of house by patio door.
4. 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 and secured from unauthorized entry.

These required actions are necessary given the presence of the following conditions identified during inspection 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, namely:

- a. Outlet covers were missing in kitchen, in three-piece bathroom, in primary bedroom and in living room.
- b. There were holes in the drywall in the primary bedroom by door and in the living room underneath large window.
- c. Heat registers were missing in living room and primary bedroom.
- d. Heat register cover in bathroom was secured with duct tape around edges to prevent tripping/injury.
- e. There was unfinished wood on walls of three-piece bathroom.

- f. Three-piece bathroom had no baseboards.
- g. A flooring transition strip between ensuite bathroom and primary bedroom was missing.
- h. Kitchen sink was not properly installed and was not attached to surrounding countertop.
- i. The septic tank was covered with a plywood structure; however, the soil on one side had caved in, leaving an opening into the septic tank.
- j. Nozzle on kitchen tap had fallen off.
- k. Drain pipes under kitchen sink and under sink in two-piece ensuite bathroom were leaking.
- l. Stairs at front door of house (west side) were not secured.
- m. Stairs at front of house (west side) did not have handrail and had more than three risers.
- n. Stairs leading to deck at side door of house (east side) had uneven riser spacing and were not compliant with Alberta Building code.
- o. The guardrails for the deck and stairs at side door of house (east side) either did not have balusters or had horizontal 2x6s with openings greater than 100mm.
- p. There was evidence of a mouse infestation throughout the house. Mouse droppings were observed in kitchen, primary bedroom and ensuite bathroom. Several live and dead mice were observed in kitchen cabinet.
- q. There were no working smoke detectors in the home.
- r. Evidence of a ceiling leak was observed in the west middle bedroom. The carpet was wet, indicating recent or ongoing water intrusion. A large hole was present in the closet ceiling, with surrounding building materials showing significant water damage. A second hole was also observed in the bedroom ceiling.
- s. Doors were missing in the following areas: primary bedroom, three-piece washroom, west middle bedroom.
- t. The ceiling around kitchen light fixture had water damage.
- u. Cabinet doors were broken or had fallen off in both bathrooms.
- v. Bathroom cabinets under sink were water damaged in both bathrooms.
- w. The shower surround was cracked.
- x. Fan in two-piece ensuite bathroom was not pulling any air.
- y. Roof shingles were peeling and water damaged ceilings inside home indicated roof was leaking.
- z. Exterior sliding patio door could not easily be opened and closed. When closed it was not flush with frame and not weatherproof.
- aa. Large window in living room could not be fully closed.
- bb. There were no insect screens installed on openable windows throughout house.
- cc. Exterior siding was coming off on north side of house and south side by sliding patio door.
- dd. Northeast window in primary bedroom had a cracked pane.
- ee. East side exterior door had gap between door and door frame when fully closed and therefore was not weatherproof.
- ff. Northeast window in primary bedroom did not close fully.
- gg. Eavestrough on south side of house by patio door had come off.

These observed public health nuisance conditions identified during inspection are violations of the Housing Regulation, Alberta Regulation 173/99, and the Minimum Housing and Health Standards, namely:

- a. Outlet covers were missing in kitchen, in three-piece bathroom, in primary bedroom and in living room. This is a 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.
- b. There were holes in the drywall in primary bedroom by door and in the living room underneath large window. 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. Heat registers were missing in living room and primary bedroom. 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.
- d. Heat register cover in bathroom was secured with duct tape around edges to prevent tripping/injury. 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.
- e. There was unfinished wood on walls of three-piece bathroom. This is in contravention of section 5(a) of the Minimum Housing and Health Standards which states: 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.
- f. Three-piece bathroom had no baseboards. This is in contravention of section 5(a) of the Minimum Housing and Health Standards which states: 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. A flooring transition strip between ensuite bathroom and primary bedroom was missing. 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.
- h. Kitchen sink was not properly installed and was not attached to surrounding countertop. This is in contravention of section 14(a)(i) of the Minimum Housing and Health Standards which states: Every housing premises shall be provided with a food preparation area, which includes: a kitchen sink that is supplied with potable hot and cold water and suitably sized to allow preparation of food, washing utensils and any other cleaning operation;
- i. The septic tank was covered with a plywood structure; however, the soil on one side had caved in, leaving an opening into the septic tank. This is in contravention of Section 5(2) of the Alberta Housing Regulation, Alberta Regulation 173/99 which states: 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. Nozzle on kitchen tap had fallen off. This is in contravention of section 6(a) of the Minimum Housing and Health Standards which states: 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.
- k. Drain pipes under kitchen sink and under sink in two-piece ensuite bathroom were leaking. This is in contravention of section 6(a) of the Minimum Housing and Health Standards which states: 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.
- l. Stairs at front door of house (west side) were not secured. 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.
- m. Stairs at front of house (west side) did not have handrail and had more than three risers. Install handrails. 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.
- n. Stairs leading to deck at side door of house (east side) had uneven riser spacing and were not compliant with Alberta Building Code. 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.
- o. The guardrails for the deck and stairs at side door of house (east side) either did not have balusters or had horizontal 2x6s with openings greater than 100mm. 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.
- p. There was evidence of a mouse infestation throughout the house. Mouse droppings were observed in kitchen, primary bedroom and ensuite bathroom. Several live and dead mice were observed in kitchen cabinet. This is in contravention of Section 16(a) of the Minimum Housing and Health Standards which states: The owner shall ensure that the housing premise is free of insect and rodent infestations.
- q. There were no working smoke alarms in the home. This is a contravention of section 12 of the Minimum Housing and Health Standards which states: 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.

- r. Evidence of a ceiling leak was observed in the west middle bedroom. The carpet was wet, indicating recent or ongoing water intrusion. A large hole was present in the closet ceiling, with surrounding building materials showing significant water damage. A second hole was also observed in the bedroom ceiling. This is in 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.
- s. Doors were missing in the following areas: primary bedroom, three-piece washroom, west middle bedroom. This is in 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. The ceiling around kitchen light fixture had water damage. This is in 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. Cabinet doors were broken or had fallen off in both bathrooms. This is in 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.
- v. Bathroom cabinets under sink were water damaged in both bathrooms. This is in 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.
- w. The shower surround was cracked. This is in contravention of section 5(a) of the Minimum Housing and Health Standards which states: 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.
- x. Fan in two-piece ensuite bathroom was not pulling any air. This is a contravention of section 7(c) of the Minimum Housing and Health Standards which states: All rooms containing a flush toilet and/or bathtub or shower shall be provided with natural or mechanical ventilation.
- y. Roof shingles were peeling and water damaged ceilings inside home indicated roof was leaking. This is in contravention of section 2(a) of the Minimum Housing and Health Standards which states: The roof and exterior cladding of walls shall be maintained in a waterproof, windproof and weatherproof condition.
- z. Exterior sliding patio door could not easily be opened and closed. When closed it was not flush with frame and not weatherproof. 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.
- aa. Large window in living room could not be fully 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.

- bb. There were no insect screens installed on openable windows throughout house. This is in 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.
- cc. Exterior siding was coming off on north side of house and south side by sliding patio door. This is in contravention of section 2(a) of the Minimum Housing and Health Standards which states: The roof and exterior cladding of walls shall be maintained in a waterproof, windproof and weatherproof condition.
- dd. Northeast window in primary bedroom had a cracked pane. 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.
- ee. East side exterior door had gap between door and door frame when fully closed and therefore was not weatherproof. 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.
- ff. Northeast window in primary bedroom did not close fully. 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.
- gg. Eavestrough on south side of house by patio door had come off. This is in contravention of section 2(a) of the Minimum Housing and Health Standards which states: The roof and exterior cladding of walls shall be maintained in a waterproof, windproof and weatherproof condition.

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, July 9, 2026

Confirmation of a verbal order issued to Harmandeep Dhatt on July 9, 2026

Executive Officer  
Environmental Health Officer

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| If you have any questions regarding the order, contact Environmental Public Health at 1-833-476-4743 or<br><a href="https://www.albertahealthservices.ca/eph/eph.aspx">https://www.albertahealthservices.ca/eph/eph.aspx</a> |
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| You have the right to appeal |
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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](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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10101 Southport Road SW, Calgary, Alberta, Canada, T2W 3N2

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