

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

To: Nour (Nora) Al Kubaisi
"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:

271203 Inverlake Road
Rocky View County, Alberta

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. Large amounts of mice droppings were noted throughout the house.
- b. Fly feces were noted on the windowsills throughout the house
- c. Large number of houseflies were noted throughout the house, the fly strips noted in the shared bathroom and in the living area where fully saturated
- d. There were no smoke alarms in the entire home
- e. The sliding door leading out to the back patio cannot be securely locked.
- f. The outside window for the bedroom with the hot water tank and bladder pressure tank could not be opened.
- g. There was a hole in the wall of the ensuite bathroom for the primary bedroom that was covered with a board made from raw wood.
- h. The light fixture in the brown room was missing a cover.
- i. There was no ventilation in the shared bathroom
- j. The mechanical ventilation in the ensuite bathroom for the primary bedroom was not working, and the window in the bathroom could not be opened.
- k. There was a large hole in the front entrance door
- l. The screen for the window in the brown room was torn and the windows in the pink room and primary bedroom were missing screens.
- m. The back sliding door was missing a screen

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. Large amounts of mice droppings were noted throughout the house. 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 premise is free of insect and rodent infestations.
- b. Fly feces were noted on the windowsills throughout the house. 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 premise is free of insect and rodent infestations.
- c. Large number of houseflies were noted throughout the house, the fly strips noted in the shared bathroom and in the living area where fully saturated. 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 premise is free of insect and rodent infestations.
- d. There were no smoke alarms in the entire home. This is a 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 in the hallway.
- e. The sliding door leading out to the back patio cannot be securely locked. This is a contravention of Section 3(a) of the Minimum Housing and Health Standards which states that: All exterior windows and doors shall be capable of being secured
- f. The outside window for the bedroom with the hot water tank and bladder pressure tank could not be opened. This is in contravention of Section 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 provided 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.
- g. There was a hole in the wall of the ensuite bathroom for the primary bedroom that was covered with a board made from raw wood. This is in contravention of Section (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.”
- h. The light fixture in the brown room was missing a cover. This is a 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.
- i. There was no ventilation in the shared bathroom. This is a contravention of Section 7(c) of the Housing Regulation, 2001 which states that: All rooms containing a flush toilet and/or bathtub or shower shall be provided with natural or mechanical ventilation.
- j. The mechanical ventilation in the ensuite bathroom for the primary bedroom was not working, and the window in the bathroom could not be opened. This is a contravention of Section 7(c) of the Housing Regulation, 2001 which states that: All rooms containing a flush toilet and/or bathtub or shower shall be provided with natural or mechanical ventilation.

- k. There was a large hole in the front entrance door. This is a contravention of Section 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.
- l. The screen for the window in the brown room was torn and the windows in the pink room and primary bedroom were missing screens. This is in contravention of Section (2)(b)(iii) of the Minimum Housing and Health Standards which states that “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.”
- m. The back sliding door was missing a screen. This is in contravention of Section (2)(b)(iii) of the Minimum Housing and Health Standards which states that “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.”

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 occupants vacate the above noted premises on or before September 17, 2025.
- 2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Clean up all mice droppings and fly feces and employ the services of an integrated pest control management company to address pest issues in the home.
 - b. Equip all sleep areas in the house with working smoke alarms.
 - c. Repair the exterior door to ensure that door can be locked securely.
 - d. Repair/Replace the outside window for the bedroom with the hot water tank to ensure the window can be easily opened without the use of tools.
 - e. Seal all holes, finish all surfaces and repair all damaged walls to a smooth and cleanable finish.
 - f. Replace/Install light cover.
 - g. Install a mechanical ventilation system in the main bathroom.
 - h. Repair the mechanical ventilation for the primary bathroom or ensure the window in the bathroom can be opened to ventilate the bathroom naturally.
 - i. Repair/Replace front entrance door.
 - j. Install/Repair insect screens to windows and sliding door.
- 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 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 Airdrie, Alberta, August 20, 2025

Confirmation of a verbal order issued to Nour (Nora) Al Kubaisi on August 19, 2025.

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>

Strathmore • Strathmore Public Health Unit • Environmental Public Health

650 Westchester Road, Strathmore, Alberta T1P 1H8

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