

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

**To:** 2411116 ALBERTA INC.  
"the Owner"

And

Amir Wasef  
"the Director"

**And To:** All Occupant(s) of the following Housing premises: 4520 19 Avenue NW

**RE:** Those housing premises located in Calgary, Alberta and municipally described as: 4520 19 Avenue NW

**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. There was no running water in the premises.
- b. The main floor bathroom toilet was clogged.
- c. There were no working smoke alarms.
- d. Mould contamination was observed on the back interior panel of the bathroom cabinet.
- e. The handrail was missing along the staircase leading to the back door from the main floor.
- f. There was evidence that the crawl space underneath the staircase was being used for sleeping purposes. A made bed (mattress, pillow, bedding), a nightstand, clothing, and other personal items were observed in the crawl space.
- g. A light fixture in the crawl space was hanging from the ceiling by its electrical wires underneath the staircase.
- h. A hasp lock was installed on the exterior of the basement bedroom door closest to the staircase.
- i. The window in the basement bedroom across from the laundry room was completely off the hinges and was resting on the window frame.
- j. The entire living room window was broken off the frame and loosely propped in place.
- k. Multiple windows were cracked across the panes including the upstairs bedroom windows, basement hallway window, and basement bedroom window closest to the staircase.
- l. There was no mechanical ventilation fan or openable window in the basement bathroom.
- m. The vanity cabinet door in the basement bathroom was loose and hanging by the bottom screws.

- n. The electrical outlet cover above the washer/dryer was cracked.
- o. Interior door trims throughout the house were cracked, broken, or missing.
- p. There were holes and cracks in the interior walls throughout.
- q. Transition strips were missing between different floor coverings throughout creating tripping hazards.
- r. The handles on both refrigerators were broken.
- s. There were broken shelves/drawers in the tall white refrigerator off to the side.
- t. The kitchen faucet was very loose.
- u. There was water standing on the floor along the back wall of the kitchen between the refrigerator and dishwasher due to a prior plumbing leak.
- v. The dryer door was in disrepair.
- w. There was standing water on the floor near the washer and dryer in the furnace room due to a prior plumbing leak.
- x. The weatherstripping for the front exterior entrance door was ineffective. Gaps were observed along the side and bottom of the door.
- y. In the basement bedroom across from the laundry room the light switch socket was hanging from the wall by its electrical wires.
- z. Insect screens were missing on all openable windows.

**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. There was no running water in the premises. This is in contravention of section IV(9) of the Minimum Housing and Health Standards which states that: Every building used in whole or in part, as housing premises shall be supplied with a potable water supply of sufficient volume, pressure and temperature to serve the needs of the inhabitants.
- b. The main floor bathroom toilet was clogged. This is in contravention of section IV(7) of the Minimum Housing and Health Standards which states that: Except where exempt by regulation, 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.
- c. There were no working smoke alarms. This is in contravention of section IV(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.
- d. Mould contamination was observed on the back interior panel of the bathroom cabinet. This is in contravention of section III(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. The handrail was missing along the staircase leading to the back door from the main floor. This is in contravention of section III(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.
- f. There was evidence that the crawl space underneath the staircase was being used for sleeping purposes. A made bed (mattress, pillow, bedding), a nightstand, clothing, and other personal items were observed in the crawl space. This is in contravention of section

- III(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 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.
- g. A light fixture in the crawl space was hanging from the ceiling by its electrical wires underneath the staircase. This is in contravention of section IV(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.
  - h. A hasp lock was installed on the exterior of the basement bedroom door closest to the staircase. This is a contravention of section 5(2) of the Public Health Act Housing Regulation, 1999 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 window in the basement bedroom across from the laundry room was completely off the hinges and was resting on the window frame. This is in contravention of section III(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.
  - j. The entire living room window was broken off the frame and loosely propped in place. This is in contravention of section III(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.
  - k. Multiple windows were cracked across the panes including the upstairs bedroom windows, basement hallway window, and basement bedroom window closest to the staircase. This is in contravention of section III(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. There was no mechanical ventilation fan or openable window in the basement bathroom. This is in contravention of section IV(7)(c) of the Minimum Housing and Health Standards which states that: All rooms containing a flush toilet and/or bathtub or shower shall be provided with natural or mechanical ventilation.
  - m. The vanity cabinet door in the basement bathroom was loose and hanging by the bottom screws. This is in contravention of section III(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.
  - n. The electrical outlet cover above the washer/dryer was cracked. This is in contravention of section IV(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.
  - o. Interior door trims throughout the house were cracked, broken, or missing. This is in contravention of section III(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.
  - p. There were holes and cracks in the interior walls throughout. This is in contravention of section III(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.

- q. Transition strips were missing between different floor coverings throughout creating tripping hazards. This is in contravention of section III(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.
- r. The handles on both refrigerators were broken. This is in contravention of section IV(14)(a)(iv) of the Minimum Housing and Health Standards which states that: 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.
- s. There were broken shelves/drawers in the tall white refrigerator off to the side. This is in contravention of section IV(14)(a)(iv) of the Minimum Housing and Health Standards which states that: 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.
- t. The kitchen faucet was very loose. This is in contravention of section IV(6)(c) of the Minimum Housing and Health Standards which states that: All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.
- u. There was water standing on the floor along the back wall of the kitchen between the refrigerator and dishwasher due to a prior plumbing leak. This is in contravention of section IV(6)(c) of the Minimum Housing and Health Standards which states that: All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.
- v. The dryer door was in disrepair. This is a contravention of section 5(2) of the Public Health Act Housing Regulation, 1999 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.
- w. There was standing water on the floor near the washer and dryer in the furnace room due to a prior plumbing leak. This is in contravention of section IV(6)(c) of the Minimum Housing and Health Standards which states that: All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.
- x. The weatherstripping for the front exterior entrance door was ineffective. Gaps were observed along the side and bottom of the door. This is in contravention of section III(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.
- y. In the basement bedroom across from the laundry room the light switch socket was hanging from the wall by its electrical wires. This is in contravention of section IV(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.
- z. Insect screens were missing on all openable windows. This is in contravention of section III(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 **August 25, 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. Reinststate the water supply. Ensure there is a sufficient supply of cold and hot running water.
  - b. Repair the toilet to remove the clog and ensure the toilet flushing mechanism is in good repair.
  - c. Install smoke alarms outside the main floor bedroom and between the basement bedrooms. Ensure the smoke alarms are operational at all times.
  - d. Remove all mouldy and water damaged building materials. Clean open areas and allow time to dry prior to reconstruction with all new materials. Repair all plumbing and/or plumbing fixture deficiencies to prevent leaks.
  - e. Install a handrail along the staircase leading the back door from the main floor.
  - f. Remove the mattresses, pillow, bedding, and any personal items from under the crawl space. Ensure the crawl space is not used for sleeping purposes.
  - g. Properly secure the light fixture to the ceiling in the crawlspace.
  - h. Remove the hasp lock from the basement bedroom door.
  - i. Repair the window in the basement bedroom across from the laundry room so that the hinges are effective. The bedroom window must meet all security and egress requirements of the Minimum Housing and Health Standards section 3(a) and (b).
  - j. Replace all broken windows and cracked windowpanes throughout. Ensure all windows are properly installed.
  - k. For the basement bathroom ventilation, install a openable window that can be secured and has a tightfitting insect screen or install a mechanical ventilation fan to the exterior.
  - l. Repair the vanity door so that it is not hanging by the bottom screws.
  - m. Replace the cracked electrical outlet cover above the washer/dryer.
  - n. Repair or replace broken and cracked interior door trims throughout.
  - o. Repair and apply a proper finish to all the holes and cracks in the interior walls throughout.
  - p. Install missing transition strips between floor coverings.
  - q. Repair or replace the refrigerators so that they are in good working condition.
  - r. Secure the kitchen faucet.
  - s. Clean up the water on the floor between the refrigerator and dishwasher. Determine the source of the water. Repair all plumbing and/or appliance deficiencies.
  - t. Repair or replace the dryer door so that it is in good working condition.
  - u. Clean up the water on the floor in the laundry room. Determine the source of the water. Repair all plumbing and/or appliance deficiencies.
  - v. Replace the weatherstripping for the front entrance door. Ensure the door is fully sealed and weatherproof.
  - w. Properly reinstall and secure the light switch socket in the basement bedroom across from the laundry room.

- x. Install tightfitting insect screens on all openable windows.
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 Calgary, Alberta, August 7, 2025

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](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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