

ORDER OF AN EXECUTIVE OFFICER

To: Madeeha Mahmood
"the Owner"

Mir Mahmood Ali
"the Owner"

Steve Wright
"the Owner"

RE: Those housing premises located in Calgary, Alberta and municipally described as:
55 Auburn Glen View SE.

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. A portion of the guardrail is missing from the backyard deck, where the elevation between the ground and the top of the deck is approximately 28 inches.
- b. A handrail is missing from the backyard staircase, which has five risers. Where an exterior stair has more than three risers, a handrail is required on one side of the stairs.
- c. The exhaust ventilation fan in the main floor bathroom is missing.
- d. Mold was observed on the caulking in the master shower.
- e. The cover for the basement bathroom exhaust fan is missing.
- f. The ceiling register in the basement bathroom is missing.
- g. The ceiling register in the basement bedroom is missing.
- h. Red staining was noted around one of the master ensuite bathroom exhaust fans.
- i. The cover for the exterior dryer vent outlet is not flush against the opening, which could allow potential pest entry.

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. A portion of the guardrail is missing from the backyard deck, where the elevation between the ground and the top of the deck is approximately 28 inches. This is a 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.

- b. A handrail is missing from the backyard staircase, which has five risers. Where an exterior stair has more than three risers, a handrail is required on one side of the stairs. This is a 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.
- c. The exhaust ventilation fan in the main floor bathroom is missing. This is a 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.
- d. Mold was observed on the caulking in the master shower. This is in contravention of section 5(2) of the Housing Regulation, 2001 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.
- e. The cover for the basement bathroom exhaust fan is missing. This is in contravention of section 5(2) of the Housing Regulation, 2001 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.
- f. The ceiling register in the basement bathroom is missing. This is in contravention of section 5(2) of the Housing Regulation, 2001 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.
- g. The ceiling register in the basement bedroom is missing. This is in contravention of section 5(2) of the Housing Regulation, 2001 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.
- h. Red staining was noted around one of the master ensuite bathroom exhaust fans. This is in contravention of section 5(2) of the Housing Regulation, 2001 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 cover for the exterior dryer vent outlet is not flush against the opening, which could allow potential pest entry. This is in contravention of section 5(2) of the Housing Regulation, 2001 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.

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:

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. Install the missing section of the guardrail on the deck.
 - b. Install a proper handrail on the backyard staircase.
 - c. Reinstall the exhaust ventilation fan in the main floor bathroom and ensure it is functioning properly.
 - d. Remove the moldy caulking and re-caulk around the shower.
 - e. Reinstall the cover for the basement bathroom exhaust fan.
 - f. Install a cover for the ceiling register in the basement bathroom.
 - g. Install a cover for the ceiling register in the basement bedroom.
 - h. Treat the red staining with KILZ lacquer-based primer as recommended by the contractor and monitor for recurrence.
 - i. Install a new cover for the exterior dryer vent and ensure it fits flush to prevent pest entry.
2. The work referred to in paragraph 1 shall be completed by January 28, 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, January 15, 2026.

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.

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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