

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

To: 2306106 Alberta Inc.
"the Owner"

Rakesh Roshan
"the Owner"

Narinder Singh
"the Owner"

Kuldip Anand
"the Owner"

Suman Choudhary
"the Owner"

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

RE: Those housing premises located in Diamond Valley, Alberta and municipally described as:

Woodstock Hotel
112 Kennedy Drive SE
Diamond Valley, 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. There was no power or water available onsite, and no gas available for heating equipment.
- b. Ambient room temperatures measured 19.8C.
- c. The wired smoke alarm was not functional in room 108.
- d. No functional smoke alarm was installed in rooms 104 and 106.
- e. Mouse droppings were found throughout the facility in rooms 106 and 108, and in the furnace room.
- f. There was a drain missing from the bathroom handwashing sink in room 104.
- g. Water was continuously running from the handwashing sink, tub, and shower in room 203 and could not be shut off at the faucet prior to water being shut off to the building.
- h. Several ceiling tiles in the upstairs hallway were water damaged.

- i. Occupied suites 104, 106, and 108 did not have a dedicated kitchen sink, counter, cupboard, or stove for food preparation.
- j. Occupied suites 104, 106, and 108 did not have an openable window for egress, a sprinklered fire suppression system, or a door providing immediate access to the exterior from the suite.

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 power or water available onsite, and no gas available for heating equipment. This is a contravention of section IV(8)(d) of the Minimum Housing and Health Standards which states that: Every owner of a housing premises shall ensure a continuous supply of electricity, water and heat unless the rental agreement stipulates that such utility services are the sole responsibility of the occupant.
- b. Ambient room temperatures measured 19.8C. This is a contravention of section IV(8)(a)(i) of the Minimum Housing and Health Standards which states that: All heating facilities within a housing premises are to be properly installed and maintained in good working condition, and be *capable* of safely and adequately heating all habitable rooms, bathrooms, and toilet rooms within the building to a temperature of at least 22°C(71°F), or maintained at a temperature of at least 22°C(71°F) when the control of the supplied heat in a dwelling is the responsibility of a person other than the occupant.
- c. The wired smoke alarm was not functional in room 108. This is a contravention of section IV(12)(a) of the Minimum Housing and Health Standards which states that: Smoke alarms shall be operational and in good repair at all times.
- d. No functional smoke alarm was installed in rooms 104 and 106. 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. Mouse droppings were found throughout the facility in rooms 106 and 108, and in the furnace room. 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.
- f. There was a drain missing from the bathroom handwashing sink in room 104. This is a 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.
- g. Water was continuously running from the handwashing sink, tub, and shower in room 203 and could not be shut off at the faucet prior to water being shut off to the building. This is a contravention of section IV(6)(a) of the Minimum Housing and Health Standards which states that: 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.
- h. Several ceiling tiles in the upstairs hallway were water damaged. This is a 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.
- i. Occupied suites 104, 106, and 108 did not have a dedicated kitchen sink, counter, cupboard, or stove for food preparation. This is a contravention of section IV(14)(a) of the Minimum Housing and Health Standards which states that: 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; and cupboards or other facilities suitable for the storage of food; and a counter or table used for food preparation which shall be of sound construction and furnished with surfaces that are easily cleaned; and 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.
 - j. Occupied suites 104, 106, and 108 did not have an openable window for egress, a sprinklered fire suppression system, or a door providing immediate access to the exterior from the suite. This is a 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.

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 Owner(s) takes all steps necessary to ensure all Occupants vacate the above noted premises on or before May 1, 2026.
2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Ensure a sufficient supply of power, gas, and hot and cold potable water is provided to the facility.
 - b. Clean up all rodent droppings and have a pest control professional assess and eliminate the rodent infestation.
 - c. Install smoke alarms and ensure they are functional in each rental suite.
 - d. Install an emergency egress window, bedroom door leading to the exterior, or sprinklered fire suppression for each rental suite.
 - e. Ensure the building can safely and adequately heat all habitable rooms, bathrooms, and toilet rooms within the building to a temperature of at least 22°C.
 - f. Identify and fix the source of the water damaged ceiling tiles in the upstairs hallway and replace damaged ceiling tiles.
 - g. Install food preparation facilities or appropriate shared kitchen facilities for each rental suite that is equipped with a kitchen sink, cupboards, counter or table, a stove, and a refrigerator capable of maintaining 4 degrees C.
 - h. Install a sink drain in room 104 and repair the sink, tub, and shower faucet in room 203 so that water can be turned on and off and meets applicable safety codes.

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 Okotoks, Alberta, May 4, 2026

Confirmation of a verbal order issued to Narinder Singh and Rakesh Roshan May 1, 2026.

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>

Order of an Executive Officer – Closed for Tenant Accommodation – Order to Vacate

RE: The premises located in Diamond Valley, Alberta and municipally described as: Woodstock Hotel, Diamond Valley, Alberta

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