

## **ORDER OF AN EXECUTIVE OFFICER UNFIT FOR HUMAN HABITATION**

**To:** Jonathan Tylor McNeil  
Mukul Kumar Garg  
“the Owners”

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

**RE:** Those housing premises located in in Red Deer, Alberta and municipally described as:  
3705 50 Street – Basement.

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 **Unfit for Human Habitation**.

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

1. That the owner(s) immediately secure the premises from unauthorized entry.
2. That the Owner(s) immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
  - a. Ensure all sewage damaged areas within the premises are remediated by a qualified professional. Floors, walls and ceilings must be in good condition, smooth, non-absorbent to moisture and easy to clean.
  - b. Ensure the furnace is in good repair and operational. It must be assessed for sewage damage and remediated as required by a qualified professional.
  - c. Ensure the living room windows are repaired and weatherproof.
  - d. Ensure the caulking around the shower is repaired.
  - e. Ensure insects screens are repaired and/or installed.
  - f. Ensure walls and ceilings are repaired so they are non-absorbent and easy to clean, and free of cracks, holes and peeling paint.
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 vacant and secure 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. There is a sewage backup in the premises.
- b. The furnace is surrounded by sewage and was non-operational.
- c. Windows in the living room are in disrepair, with holes and gaps observed that compromise weatherproofing and functionality.
- d. The caulking around the bathroom shower was in disrepair, specifically, it was discolored, had gaps and did not form a watertight joint.
- e. Insect screens are in disrepair or missing in the living room window and kitchen window.
- f. Paint is peeling in areas of the bathroom wall and throughout the premises. Additionally, the ceiling in the laundry room is damaged, with loose wiring and cables hanging from the opening.

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. There is a sewage backup in the premises. Specifically, sewage was observed in the furnace, laundry, and cellar areas. This has resulted in elevated moisture levels, visible wall discoloration, and strong odours. This is in violation 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.”
- b. The furnace is surrounded by sewage and was non-operational. This is in violation of section 8(a)(i) of the Minimum Housing and Health Standards, which states: “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 (i) at least 22°C (71°F).”
- c. Windows in the living room are in disrepair, with holes and gaps observed that compromise weatherproofing and functionality. Additionally, the window in the laundry room is broken. This is in violation of the Minimum Housing and Health Standards Section 2(b)(i), which states: “All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof.”
- d. The caulking around the bathroom shower was in disrepair, specifically, it was discolored, had gaps and did not form a watertight joint. This is in violation 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.”
- e. Insect screens are in disrepair or missing in the living room window and kitchen window. This is in violation 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.”

f. Paint is peeling in areas of the bathroom wall and throughout the premises. Additionally, the ceiling in the laundry room is damaged, with loose wiring and cables hanging from the opening. This is in violation 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."

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 Red Deer, Alberta, May 21, 2026.

Confirmation of a verbal order issued to Jonathan Tylor McNeil (Landlord/Owner) on May 22, 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](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>.

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Copies of standards are available by visiting: <https://www.alberta.ca/health-standards-and-guidelines.aspx>

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