

**ORDER OF AN EXECUTIVE OFFICER
CLOSED FOR TENANT ACCOMMODATION PURPOSES
ORDER TO VACATE ON OR BEFORE May 30, 2026**

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 Red Deer, Alberta and municipally described as:
3705 50 Street – Main floor

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 **Closed for Tenant Accommodation Purposes**.

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

1. That all occupants vacate the above noted premises.
2. That the Owner(s) ensure all Occupants vacate the above noted premises on or before May 30, 2026.
3. 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 an operational smoke alarm is installed.
 - d. Ensure the SW master bedroom window is repaired and/or replaced. It must be in compliance with the emergency egress requirements as outlined in the Minimum Housing and Health Standards.
 - e. Ensure the clogged bathroom sink is repaired and properly functioning.
 - f. Ensure the bathtub is repaired and free from any leaks.
 - g. Ensure all damaged or missing light switch covers are repaired and/or replaced.
 - h. Ensure the bathroom fan is repaired and functioning properly.
 - i. Ensure insect screens are repaired and/or installed.
 - j. Ensure the caulking around the bathroom sink and tub are repaired. Also ensure the bathroom ceiling is repaired. It must be non-absorbent and easy to clean.
 - k. Ensure the back door weather stripping is repaired. The door must be adequately sealed and weatherproof.

- I. Repair the wall to be smooth, durable, easily cleanable, and in good repair.
4. 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 and secured 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 basement.
- b. The furnace is surrounded by sewage and was non-operational.
- c. There is no smoke alarm present.
- d. The SW master bedroom window has an openable area of 18.1 inches by 27.6 inches (46 cm by 70 cm), which is insufficient for emergency egress and the window sash is unable to stay in the open position, obstructing emergency egress.
- e. The bathroom sink is clogged and water is not draining.
- f. The interior of the bathtub is damaged with holes and cracks observed near the drain.
- g. The light switch cover plate is broken in the NE room and missing in the bathroom.
- h. The bathroom exhaust fan is not functioning properly.
- i. Insect screens are in disrepair in the NE room and missing in the SW master bedroom.
- j. The caulking around the bathroom handwashing sink and the bathtub was in disrepair.
- k. The back door was not adequately sealed with a gap observed around the perimeter of the door.
- l. A small section of the paint is damaged exposing the drywall near the kitchen tap.

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 basement. 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. There is no smoke alarm present. This is in violation of section 12 of the Minimum Housing and Health Standards, which states: "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. The SW master bedroom window has an openable area of 18.1 inches by 27.6 inches (46 cm by 70 cm), which is insufficient for emergency egress and the window sash is unable to

- stay in the open position, obstructing emergency egress. This is in violation of section 3(b)(ii) of the Minimum Housing and Health Standards, which states: “Windows referred to in section 3(b)(i) shall provide unobstructed openings with areas not less than 0.35 m² (3.8ft²), with no dimension less than 380 mm (15”).”
- e. The bathroom sink is clogged and water is not draining. 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.”
 - f. The interior of the bathtub is damaged with holes and cracks observed near the drain. This is in violation of section 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. The light switch cover plate is broken in the NE room and missing in the bathroom. This is a violation of the Minimum Housing and Health Standards section 11, which states: “Outlets, switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition.”
 - h. The bathroom exhaust fan is not functioning properly. This is in violation of section 7(c) of the Minimum Housing and Health Standards, which states: “All rooms containing a flush toilet and/or bathtub or shower shall be provided with natural or mechanical ventilation.”
 - i. Insect screens are in disrepair in the NE room and missing in the SW master bedroom. 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.”
 - j. The caulking around the bathroom handwashing sink and the bathtub was in disrepair. The ceiling in the bathroom is damaged with cracks and peeling observed. 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.”
 - k. The back door was not adequately sealed with a gap observed around the perimeter of the door. This is in violation of section 2(b)(i) of the Minimum Housing and Health Standards, which states: “All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof.”
 - l. A small section of the paint is damaged exposing the drywall near the kitchen tap. This is a violation of section 5(b) of the Minimum Housing and Health Standards, which states: “Rooms and sections of rooms that are used for food preparation and cooking shall have walls and floors constructed of materials which do not provide harbourage to dirt, grease, vermin and bacteria and that are easily kept 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
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>

Template revised April 15, 2026