

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

To: Holiday Management Inc.
Varinder Sidhu
Ravinder Sidhu
“the Owners”

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

RE: Those housing premises located in Innisfail, Alberta and municipally described as:
3952 49 Avenue – Basement.

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, in contravention of the Public Health Act and Nuisance and General Sanitation Regulation, Alberta Regulation 243/2003 namely:

- a. Both basement bedrooms do not have provisions for emergency egress. Specifically, the window in the primary bedroom was boarded up and could not be opened. The secondary bedroom did not have an emergency egress window (i.e. wall opening is fitted with secured plywood).
- b. There is no smoke alarm in the hallway serving bedrooms.
- c. The inside staircase was not equipped with a handrail or guard.
- d. The entryway separating the basement from the upper level has been filled with foam blocks, which do not provide adequate security from the exterior of the suite.
- e. The mechanical ventilation in the bathroom was not functioning.
- f. The kitchen faucet was in disrepair (i.e. not equipped with a handle).
- g. The mechanism for a window in the living room is in disrepair and cannot be used to open and close the window.

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. Both basement bedrooms do not have provisions for emergency egress. Specifically, the window in the primary bedroom was boarded up and could not be opened. The secondary bedroom did not have an emergency egress window (i.e. wall opening is fitted with secured plywood). This condition is contrary to section 3(b)(i) of the Minimum Housing and Health Standards, which states: “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.”
- b. There is no smoke alarm in the hallway serving bedrooms. This condition is contrary to 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.”
 - c. The inside staircase was not equipped with a handrail or guard. This condition is contrary to section 3(c)(i) of the Minimum Housing and Health Standards, which states: “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.”
 - d. The entryway separating the basement from the upper level has been filled with foam blocks, which do not provide adequate security from the exterior of the suite. This condition is contrary to section 3(a) of the Minimum Housing and Health Standards, which states: “Exterior windows and doors shall be capable of being secured.”
 - e. The mechanical ventilation in the bathroom was not functioning. This condition is contrary to 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.”
 - f. The kitchen faucet was in disrepair (i.e. not equipped with a handle). This condition is contrary to 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.”
 - g. The mechanism for a window in the living room is in disrepair and cannot be used to open and close the window. This condition is contrary to 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.”

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 December 23, 2025.
2. That the Owner(s) takes all steps necessary to ensure that neither bedroom is used by occupants for any purpose requiring emergency egress, such as sleeping.
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 that all bedrooms have at least one outside window which may be opened from the inside without the use of tools or special knowledge, and which provides an unobstructed opening with areas not less than 0.35 meters squared (3.8 feet squared) with no dimension less than 380 millimeters (15 inches).

- b. Ensure that an operational smoke alarm is installed in the hallway serving the bedrooms.
 - c. Ensure that the staircase is equipped with a handrail and guard that complies with the requirements in the Alberta Building Code or a Professional Engineer design.
 - d. Ensure that the entryway between the two suites is equipped with a door capable of being secured from each suite.
 - e. Ensure that the bathroom is provided with natural or mechanical ventilation.
 - f. Ensure that the kitchen faucet is repaired and in proper operating condition.
 - g. Ensure the living room window mechanism is repaired.
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.

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, December 5, 2025.
Confirmation of a verbal order issued to Varinder Sidhu on December 5, 2025.

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>

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