

**ORDER OF AN EXECUTIVE OFFICER
CLOSED FOR TENANT ACCOMMODATION PURPOSES
ORDER TO VACATE ON OR BEFORE SEPTEMBER 4, 2026**

To: Jaspal Singh Boparai
"the Owner"

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

RE: Those housing premises located in Stettler, Alberta and municipally described as:
4816 46 Street

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 September 4, 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 mold contaminated materials within the cabinet beneath the kitchen sink are remediated as per current accepted guidelines. All materials that are water damaged must be repaired and/or replaced.
 - b. Investigate and address the source of moisture within the kitchen wall and adjacent to the kitchen sink. All materials that are water damaged must be repaired and/or replaced, including any concealed materials. Materials which have mold present must be cleaned or remediated as per current accepted guidelines.
 - c. Investigate and address the source of moisture within the kitchen ceiling and walls in the main living area. In addition, all potential sources of water intrusion and moisture accumulation throughout the premises must be thoroughly investigated, identified, and corrected. Any water damaged materials, including concealed building materials, must be repaired or replaced. Materials which have mold present must be cleaned or remediated as per current accepted guidelines.
 - d. Ensure the basement is free from water infiltration and accumulation. Additionally, ensure that the sump pump is assessed and maintained in proper operating condition.
 - e. Ensure the leak associated with the main level shower is repaired and the plumbing system is maintained in proper operating condition.

- f. Ensure all smoke alarms are functional and maintained in a proper operating condition.
 - g. Ensure the heating system is repaired and maintained in proper operating condition. Provide written documentation confirming completion of repairs. The system must also be compliant with all applicable legislation, codes and standards.
 - h. Ensure the electrical components affected by the water intrusion are assessed by a qualified professional. You must provide written confirmation that the electrical system is in a good and safe working condition. The system must also be compliant with all applicable legislation, codes and standards.
 - i. Ensure the washroom is provided with natural or mechanical ventilation.
 - j. Ensure a guardrail is installed adjacent to the upper-level landing and it must be in compliance with Alberta Building Code requirements.
 - k. Ensure all damaged flooring in the kitchen is repaired or replaced. It must be maintained in a smooth, durable and easily cleanable condition.
 - l. Ensure all damaged walls and ceilings throughout the premises are repaired and maintained in a smooth, durable and easily cleanable condition.
 - m. Ensure proper weatherstripping is installed at the front entry door.
 - n. Ensure all insect screens are properly installed and maintained 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. Visible mould was observed within the cabinet beneath the kitchen sink.
- b. Elevated moisture levels were identified within the kitchen wall behind and adjacent to the kitchen sink.
- c. Water staining was observed around kitchen light fixtures and on wall surfaces within the main living area.
- d. Evidence of water infiltration and moisture accumulation was observed in the basement.
- e. Evidence of water leakage in the basement, associated with the operation of the main level shower was provided to the executive officer.
- f. Smoke alarms are not functional.
- g. The heating system is not functional.
- h. Evidence of prior water intrusion and water staining was observed around the electrical panel and adjacent electrical equipment in the basement.
- i. The washroom is not equipped with natural or mechanical ventilation.
- j. The upper-level landing adjacent to the stairwell has no guard protection.
- k. Flooring materials in the kitchen were observed to be damaged and lifting.
- l. Wall and ceiling surfaces were observed to be damaged throughout the premises.
- m. The front entry door lacked proper weatherstripping.
- n. Several window insect screens were ineffective as a result of improper installation.

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. Visible mould was observed within the cabinet beneath the kitchen sink. This is in contravention of Section 1(c) of the Minimum Housing and Health Standards which states that: "Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced."
- b. Elevated moisture levels were identified within the kitchen wall behind and adjacent to the kitchen sink. This is in contravention of Section 1(c) of the Minimum Housing and Health Standards which states that: "Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced."
- c. Water staining was observed around kitchen light fixtures and on wall surfaces within the main living area. This is in contravention of Section 1(c) of the Minimum Housing and Health Standards which states that: "Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced."
- d. Evidence of water infiltration and moisture accumulation was observed in the basement. The sump pit contained water and would rapidly refill following discharge. This is in contravention of Section 1(b) of the Minimum Housing and Health Standards which states that: "Basements, cellars, or crawl spaces shall be structurally sound, maintained in good repair and free from water infiltration and accumulation."
- e. Evidence of water leakage in the basement, associated with the use of the main level shower, was provided to the Executive Officer. This is in contravention of Section 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 tank, septic tanks and the disposal system shall be maintained in a proper operating condition."
- f. Smoke alarms are not functional. This is in contravention of Section 12(a) of the Minimum Housing and Health Standards which states that: "Smoke alarms shall be operational and in good repair at all times."
- g. The heating system is not functional. This is in contravention 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."
- h. Evidence of prior water intrusion and water staining was observed around the electrical panel and adjacent electrical equipment in the basement. This is in contravention of Section 11 of the Minimum Housing and Health Standards which states: "Outlets, switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition."
- i. The washroom is not equipped with natural or mechanical ventilation. This is in contravention 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."
- j. The upper-level landing adjacent to the stairwell has no guardrail. This is in contravention 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.”
- k. Flooring materials in the kitchen were observed to be damaged and lifting. This is in contravention to 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.”
 - l. Wall and ceiling surfaces were observed to be damaged throughout the premises. This is in contravention to 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.”
 - m. The front entry door lacked proper weatherstripping. This is in contravention 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.”
 - n. Several window insect screens were ineffective as a result of improper installation. This is in contravention to 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.”

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 Stettler, Alberta, August 13, 2026

Confirmation of a verbal order issued to Jaspal (Paul) Singh Boparai on August 13, 2026.

Executive Officer
Environmental Health Officer

If you have any questions regarding the order, contact Environmental Public Health at 1-833-476-4743 or
<https://www.albertahealthservices.ca/eph/eph.aspx>

You have the right to appeal

A person who is directly affected by a 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 June 2, 2026

Copy: Town of Stettler