

ORDER OF AN EXECUTIVE OFFICER

To: A Class Holdings Corp.
Daljit Hoonjan
Kiranjot Hoonjan
“the Owners”

RE: Those housing premises located in Innisfail, Alberta and municipally described as:
4912 47 Avenue – Unit 4

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. The smoke alarm located in the hallway outside of sleeping areas is not operational.
- b. Kitchen floor planks are not tight fitting with several planks separated and subfloor (i.e., plywood) exposed.
- c. The tub in the washroom is damaged (i.e., hole).
- d. Broken pane of glass in east bedroom 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. There is no smoke alarm present in the hallway outside of sleeping areas. This is in 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 within the hallway” and 12(a) of the Minimum Housing and Health Standards, which states: “Smoke alarms shall be operational and in good repair at all times.”
- b. Kitchen floor planks are not tight fitting with several planks separated and subfloor (i.e., plywood) exposed. This is in contravention 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.”
- c. The tub in the washroom is damaged (i.e., hole). This is in contravention of Section 1(c) of the Minimum Housing and Health Standards, which states: “Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.”
- d. Broken pane of glass in east bedroom window. This is in contravention 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.”

NOW THEREFORE, I hereby **ORDER** and **DIRECT**:

1. 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 smoke alarm is installed, operational and in good repair. Smoke alarms must 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.
 - b. Ensure the kitchen floor is repaired with no exposed subfloor and in a condition that renders it easy to clean.
 - c. Ensure the tub is replaced and in good repair.
 - d. Ensure the east bedroom window is repaired or replaced.
2. The work referred to in paragraph 1(a) shall be completed by April 6, 2023.
3. The work referred to in paragraph 1(b), 1(c), and 1(d) shall be completed by April 25, 2023.

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, April 4, 2023

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
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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