

**ORDER OF AN EXECUTIVE OFFICER
CLOSED FOR TENANT ACCOMMODATION PURPOSES
ORDER TO VACATE ON OR BEFORE August 10, 2026.**

To: Sijo Mooken
Fintry Mooken
“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:
5502 – 35 Street, Basement unit

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 August 10, 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 the emergency egress window provides an unobstructed opening with an area not less than 3.8 ft² (0.35 m²), with no dimension less than 15 inches.
 - b. Ensure the interior stairway leading to the basement is repaired and in compliance with the requirements of the Alberta Building Code or a Professional Engineer design.
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. The emergency egress window has an openable area of approximately 2.92 ft² and is obstructed.

- b. The interior stairway to the basement unit is incomplete, with the bottom step consisting of concrete blocks rather than a properly constructed stair tread.

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. The emergency egress window has an openable area of approximately 2.92 ft² and is obstructed. This is in contravention of the Minimum Housing and Health Standards section 3(b)(ii) 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”).”
- b. The interior stairway to the basement unit is incomplete, with the bottom step consisting of concrete blocks rather than a properly constructed stair tread. This is in contravention of the Minimum Housing and Health Standards section 3(c)(i) 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.”

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 on July 10, 2026

Confirmation of a verbal order issued to Sijo Mookken on July 10, 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>

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