

**ORDER OF AN EXECUTIVE OFFICER
CLOSED FOR TENANT ACCOMMODATION PURPOSES
ORDER TO VACATE ON OR BEFORE June 30, 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, Unit 2, Garage 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 June 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 the heating facilities are properly installed and in compliance with all applicable regulations, codes and standards.
 - b. Ensure the garage door is adequately sealed, free of any gaps and weatherproof.
 - c. Ensure the smoke alarm is operational.
 - d. Ensure all rodent droppings are removed and impacted areas thoroughly cleaned and sanitized.
 - e. Repair and/or replace all interior materials that are water damaged. All materials which have mold present must be remediated as per current accepted guidelines.
 - f. Ensure a properly functioning stove is provided in the food preparation area.
 - g. Replace all damaged electrical outlets with outlets that are in good repair and safe operating condition.
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 heating system includes a duct extension from the main home (forced air system), along with an additional water heater in the garage. The owner was unable to confirm whether the heating system is in compliance with Alberta Building Code Standards.
- b. The garage door is not adequately sealed along its perimeter. Large gaps observed.
- c. The smoke alarm is not operational.
- d. Rodent droppings observed in the bathroom.
- e. Evidence of water damage (e.g. staining, bulging and bubbling) was observed on the ceiling and walls in several areas of the unit.
- f. There is no stove available for food preparation or cooking.
- g. Several electrical outlets were observed to be burnt and damaged.

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 heating system includes a duct extension from the main home (forced air system), along with an additional water heater in the garage. The owner was unable to confirm whether the heating system is in compliance with Alberta Building Code Standards. 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 (71°F)."
- b. One exterior wall consists of a garage door that is not properly insulated, weatherproof, or vermin-proof. This is in contravention of section 2(a) of the Minimum Housing and Health Standards which states "The roof and exterior cladding of walls shall be maintained in a waterproof, windproof and weatherproof condition."
- c. The smoke alarm is not operational. This is in contravention of section 12(a) 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. (a) Smoke alarms shall be operational and in good repair at all times."
- d. Rodent droppings are observed in the access panel to the bathroom ventilation system. This is in contravention of section 16(a) of the Minimum Housing and Health Standards which states "The owner shall ensure that all rooms and other areas used in common by the occupants of the individual dwellings are maintained in a clean and sanitary condition. (a) The owner shall ensure that the housing premises are free of insect and rodent infestations."
- e. Part of the ceiling is stained and is improperly repaired. This is in contravention of section 1(c) and 5 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". (5) "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."
- f. No stove is available for food preparation and cooking of food. This is in contravention of section 14(a)(iv) of the Minimum Housing and Health Standards which states "Every

- housing premises shall be provided with a food preparation area, which includes: (iv) a stove and a refrigerator that are maintained in a safe and proper operating condition.”
- g. Several electrical outlets were observed to be burnt and damaged. This is in contravention of section 11 of the Minimum Housing and Health Standards which states “Every housing premises shall be supplied with electrical service. Outlets, switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition.”

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 June 30, 2026

Confirmation of a verbal order issued to Sijo Mookan on July 2, 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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