

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

To: 1270486 Alberta Ltd.
Sarvjeet Singh
Bhupinder Singh
“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:
58 Grant Street - 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. There are no smoke detectors present.
- b. The electrical system is in disrepair. Electrical outlets throughout the home are not equipped with proper covers or have cracked and broken covers. Exposed wiring and burn marks were observed at several outlets.
- c. The shower joints are deteriorated, with cracked and failing caulking. Water was observed to be leaking from the shower into the kitchen floor areas. The bathroom floor is also in disrepair.
- d. Baseboards in the bathroom show water damage and evidence of rot. Mould was observed on wall in laundry room.
- e. Surfaces throughout the housing premises are in disrepair. Flooring is lifting and cracked in several areas with visible gaps present. Multiple walls contain holes. The windowsill in the east facing bedroom is no longer sealed; exposing bare wood. Door trim and baseboards were in disrepair, lifting away from the walls or missing entirely, with evidence of rot. Holes and cracks were also observed in various areas of the ceiling.
- f. The window in the northeast bedroom cannot be properly secured.
- g. The bedroom window in the northwest bedroom was broken. In addition, south facing bedroom window was in disrepair such that one of the locks was broken off and the window check rail was cracked.
- h. There is no handrail present on the staircase leading to the lower suite.
- i. Multiple windows intended for ventilation are not equipped with effective screens.

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 are no smoke detectors present. This is in contravention of 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."
- b. The electrical system is in disrepair. Electrical outlets throughout the home are not equipped with proper covers or have cracked and broken covers. Exposed wiring and burn marks were observed at several outlets. These conditions are 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."
- c. The shower joints are deteriorated, with cracked and failing caulking. Water was observed to be leaking from the shower into the kitchen floor areas. The bathroom floor is also in disrepair. These conditions are in contravention of section (5)(a) of the Minimum Housing and Health Standards, which states: "Rooms containing a flush toilet and/or a bathtub or shower shall have walls and floors that are smooth, non-absorbent to moisture and easy to clean. All walls shall form a watertight joint with each other, the floor, the ceiling and where applicable with the bathtub and shower."
- d. Baseboards in the bathroom show water damage and evidence of rot. Mould was observed on wall in laundry room. These conditions are 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."
- e. Surfaces throughout the housing premises are in disrepair. Flooring is lifting and cracked in several areas with visible gaps present. Multiple walls contain holes. The windowsill in the east facing bedroom is no longer sealed; exposing bare wood. Door trim and baseboards were in disrepair, lifting away from the walls or missing entirely, with evidence of rot. Holes and cracks were also observed in various areas of the ceiling. These conditions are 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."
- f. The window in the northeast bedroom cannot be properly secured. This is in contravention of section 3(a) of the Minimum Housing and Health Standards, which states: "Exterior windows and doors shall be capable of being secured."
- g. The window in the northwest bedroom is broken. Additionally, the south facing bedroom window is damaged with a broken lock and a cracked check rail. These conditions are 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."
- h. There is no handrail present on the staircase leading to the lower suite. This is in contravention of 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."
- i. The oven is in disrepair and not functional, as the burner elements do not turn on. This is in contravention of section 14(d) of the Minimum Housing and Health Standards, which

states: “The owner shall be responsible for the provision and operating condition of the cooking and refrigeration equipment supplied by the owner, unless the rental agreement stipulates that the tenant is responsible.”

- j. Multiple windows intended for ventilation are not equipped with effective screens. This condition is in contravention of 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.”

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 May 8, 2026.
2. 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 an operational smoke alarm is installed outside of each sleeping area.
 - b. Ensure electrical outlets and switches are equipped with proper covers. Ensure all outlets, switches and fixtures are properly installed, in safe working condition and in compliance with all applicable legislation, codes and standards.
 - c. Repair the leak and ensure the bathroom has walls and floors that are smooth, non-absorbent to moisture and easy to clean. Ensure all walls form a watertight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower.
 - d. Investigate all water exposed materials for damage. Repair and/or replace all materials that are wet (e.g. drywall, insulation) or water damaged. All materials which have mould present must be cleaned or remediated as per current accepted guidelines.
 - e. Repair or replace all damaged walls, ceilings, floors and floor coverings to ensure that they are in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders them easy to clean.
 - f. Ensure all exterior windows are capable of being secured.
 - g. Ensure damaged windows are repaired or replaced. All windows must be maintained in good repair, free of cracks and weatherproof.
 - h. Ensure the staircase is equipped with a handrail that is in compliance with the requirements of the Alberta Building Code or a Professional Engineer design.
 - i. Ensure the oven is repaired and maintained in good working order.
 - j. Ensure all openable windows are equipped with effective screens.
3. 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, April 24, 2026
Confirmation of a verbal order issued to Bob Singh on April 23, 2026.

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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