

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

**To:** 2645196 Alberta Ltd.                      Anand Natarajan                      Ashish Kapur  
"the Owner"                      "the Owner"                      "the Owner"

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

**RE:** Those housing premises located in Edmonton, Alberta and municipally described as:  
10323 79 Street NW.

**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 plumbing system was defective. Sewage effluent was observed backing up from the basement floor drain in the laundry area. Sewage was noted in the bathtub located in the basement bathroom.
- b. The two windows in the basement bedroom were painted shut; they could not be opened. The size of the window openings was estimated to be 32.5" W X 14" H = 3.1 ft<sup>2</sup>.
- c. The opening of the interior sash of the window in the main floor east bedroom was measured at 15.5" H X 35" W = 3.7 ft<sup>2</sup>. The outer sash of this window could not be opened.
- d. The window opening in the main floor north bedroom was measured at 14" W X 30.0" H = 2.9 ft<sup>2</sup>.
- e. There were no smoke alarms to serve the basement and main floor bedrooms.

**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. Ceiling tiles were missing in the basement bathroom and hallway outside the basement bathroom. There was a hole in the wall in the basement kitchenette. Floor covering was missing in the basement rumpus room by the entry to a separate carpeted area. They are in contravention of section III(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.*"

- b. The plumbing system was defective. Sewage effluent was observed backing up from the basement floor drain in the laundry area. Sewage was noted in the bathtub located in the basement bathroom. This is in contravention of section IV(6)(a) of the Minimum Housing and Health Standards which states: *“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 tanks, septic tanks and the disposal system shall be maintained in a proper operating condition.”*
- c. The locking hardware on the main floor kitchen window was defective. This is in contravention of section III(3)(a) of the Minimum Housing and Health Standards which states: *“Exterior windows and doors shall be capable of being secured.”*
- d. The two windows in the basement bedroom were painted shut; they could not be opened. The size of the window openings was estimated to be 32.5" W X 14" H = 3.1 sq<sup>2</sup>. The opening of the interior sash of the window in the main floor east bedroom was measured at 15.5" H X 35" W = 3.7 sq<sup>2</sup>. The outer sash of this window could not be opened. The window opening in the main floor north bedroom was measured at 14" W X 30.0" H = 2.9 sq<sup>2</sup>. They are in contravention of section III(3)(b) of the Minimum Housing and Health Standards which states: *“For buildings of 3 storeys or less and except where a bedroom door provides access directly to the exterior or the suite is sprinklered, each bedroom shall have at least one outside window which may be opened from the inside without the use of tools or special knowledge.”* They are also in contravention of section III(3)(b)(i) of the Minimum Housing and Health Standards which states: *“Windows referred to above shall provide unobstructed openings with areas not less than 0.35 m<sup>2</sup> (3.8ft<sup>2</sup>), with no dimension less than 380 mm (15”).”*
- e. There were no smoke alarms to serve the basement and main floor bedrooms. This is in contravention of section IV(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.”*
- f. The basement bathroom had no mechanical fan, and the window in the bathroom could not be opened for ventilation. This is in contravention of section IV(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.”*
- g. The window in the main floor kitchen was missing a sash. This is in contravention of section III(2)(b)(ii) of the Minimum Housing and Health Standards which states: *“In housing premises intended for use during the winter months, windows in habitable rooms shall protect against cold weather through the provision of a storm sash, double glazing, or other durable thermal/air resistant barrier as may be approved by the Executive Officer.”*

**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 occupants vacate the above noted premises on or before **April 17, 2025**.
2. That the Owners undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
  - a. Repair the ceiling in the basement bathroom & hallway outside the bathroom.
  - b. Repair the wall in the basement kitchenette.
  - c. Repair the floor in the basement rumpus room.
  - d. Repair the plumbing system to render it in good working condition.
  - e. Replace the locking hardware on the window located in the main floor kitchen.
  - f. Replace the windows in the basement bedroom, and north and east bedrooms located on the main floor to meet the emergency egress requirements.
  - g. Install smoke alarms outside the bedrooms on the main floor and basement.
  - h. Install a mechanical fan or repair the window in the basement bathroom.
  - i. Install a sash on the window located in the main floor kitchen.

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.

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 Edmonton, Alberta, **March 24, 2025**

Confirmation of a verbal order issued to Anand Natarajan on **March 21, 2025**.

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](mailto: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>

---

Edmonton • Seventh Street Plaza • Environmental Public Health

10030 107 Street NW, Edmonton, Alberta, Canada T5J 3E4

<https://www.ahs.ca/eph>