

ORDER OF AN EXECUTIVE OFFICER

To: **Sahibzada Gill**
“the Owner”

RE: Those housing premises located in Edmonton, Alberta and municipally described as:
10324 122 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 NE bedroom's egress window does not appear to meet egress requirements. The inside window measurements of the slider style window was 12 inches x 27 inches (2.25 sq ft) in it's open position. The NW bedroom could not be measured due to bedroom furniture being in the way but appeared to have the same dimensions.
- b. The NE bedroom window could not be completely shut and therefore could not be effectively secured. The bedroom to the left of the bathroom could not be checked as a large piece of furniture was blocking access to this window.
- c. There was no smoke alarm in the hallway between the two sleeping areas.
- d. The stairs going to the basement do not have a handrail.

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. The NE bedroom's egress window does not appear to meet egress requirements. The inside window measurements of the slider style window was 12 inches x 27 inches (2.25 sq ft) in it's open position. The NW bedroom could not be measured due to bedroom furniture being in the way but appeared to have the same dimensions. This is in contravention of section 3b (i), (ii) of the Minimum Housing and Health standards, which states that “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 (ii) 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 NE bedroom window could not be completely shut and therefore could not be effectively secured. The bedroom to the left of the bathroom could not be checked as a large piece of furniture was blocking access to this window. This is in contravention of section 3(a) of the Minimum Housing and Health standards, which states that “Exterior windows and doors shall be capable of being secured.”
- c. There was no smoke alarm in the hallway between the two 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.”

- d. The stairs going to the basement do not have a handrail. This is in contravention of section 3(c)(i) of the Minimum Housing and Health standards, which states that “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.”
- e. There are multiple large vertical and diagonal cracks noted on the interior and exterior of the house. The SE corner of the house appears to be buckled in. The bricks in the lower part are caved in in this area. The bottom of the deck on the north side of the house is elevated and not resting on the ground. It appears the deck may not be level or there has been a lot of soil erosion in this area. This is in contravention of section 1 (a) of the Minimum Housing and Health standards, which states that “ The housing premises shall be structurally sound.”
- f. Multiple openable windows were without screens. This is in contravention of section 2(b)(iii) of the Minimum Housing and Health standards, which states that “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.”
- g. The front windows in the family room are completely broken and currently have boards placed in front. This is in contravention of section 2(b)(i) of the Minimum Housing and Health standards, which states that “All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof.”
- h. The kitchen floor and corresponding basement ceiling are saturated with water. The wood floor in the kitchen is warped, lifting in areas, and appear to be rotting (black in color). In the bedroom to the left of the bathroom, there is a large hole in the right wall. This is in contravention of section 5 of the Minimum Housing and Health standards, which states that “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.”
- i. There is a plumbing leak in the kitchen. The floor in the kitchen and the corresponding area of ceiling below appears to be saturated and dripping with water causing the floor in the basement to become wet underneath this area. This is in contravention of section 6 (a) of the Minimum Housing and Health standards, which states that “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.”
- j. Multiple areas of the exterior of the house do not appear to be windproof, weatherproof and in waterproof condition. There are holes, siding separating at corners along the north side of the house. Peeling paint on the south side of the house as well as the lower half of the south side of the house is boarded with, what appears to be, unfinished wood. This is in contravention of section 2 (a) of the Minimum Housing and Health standards, which states that “The roof and exterior cladding of walls shall be maintained in a waterproof, windproof and weatherproof condition.”

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. Install an operational smoke alarm in the hallway between the sleeping areas.

- b. Install a hand railing on the stairs leading to the basement.
 - c. Provide the Environmental Public Health – Edmonton Zone office with a written plan and quote for bedroom windows to meet egress requirements.
 - d. Provide a report from a structural engineer or foundation professional detailing the integrity of the of the house, including the foundation of the main house and the porch.
 - e. Ensure all exterior windows are capable of being secured with a locking mechanism.
 - f. Ensure all openable windows are installed with an effective screen.
 - g. Repair the front window so it is in good condition, free of cracks and is weatherproof.
 - h. Ensure the kitchen floors and basement ceiling are in good repair and free of loose or lifting coverings. Remove and replace any rotten or damaged material. Ensure the subflooring and any insulation in this area are inspected. If damaged, replace as required.
 - i. Repair the wall so it is in good condition and free of cracks or holes.
 - j. Repair any plumbing leaks and ensure the plumbing system is maintained in proper operating condition.
 - k. Ensure exterior of the house is maintained is repaired and maintained in a windproof, weatherproof, and waterproof condition including, but not limited to, areas where there is unfinished wood, peeling paint, holes, or areas that have cracks/ are separating.
- 2. The work referred to in paragraph 1 as a. shall be completed by August 31, 2026.
 - 3. The work referred to in paragraph 1 as b. and c. shall be completed by September 4, 2026.
 - 4. The work referred to in paragraph 1 as d. – k. shall be completed by September 21, 2026.

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, August 25, 2026

Confirmation of a verbal order issued to Sahibzada Gill on August 21, 2026.

Executive Officer
Alberta Health Services

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
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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>