

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

To: Sehaj & Diya Holdings Ltd. Shalki Rana
 "the Owner" "the Owner"

 Build Rite Management Chandra Baral
 "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:
 10652 105 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 an 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:

Common Areas

- a. The water utility had been disconnected to the building.
- b. The gas utility had been disconnected to the building resulting in no heat or hot water provided in the building.
- c. There was no hot water provided to the building suites due to the disconnected gas utility to the building.
- d. Cockroach infestation in the building. Live cockroaches were noted in the basement common hallway and in some suites.
- e. The lighting in the hallway leading to the laundry/utility room and Suite 7 was too low.
- f. The common area stairway and halls were not maintained in a clean and sanitary manner. There was garbage and drug paraphernalia noted in the stairwells and hallways, and fecal matter noted on the wall of the south interior stairs.
- g. The laundry/utility room was not maintained in a clean and sanitary manner. There were spills on the floor and a urine odour. The washing machine had liquid and garbage inside, and there was a strong urine odour upon opening the lid.
- h. The interior stair and guards along the second-floor landing measured at under 42 inches with a drop of greater than 6 feet. Guard balusters were greater than 4 inches apart.

Suite 2

- i. The power utility had been disconnected to the suite.
- j. The plumbing underneath the bathroom sink was missing.
- k. There were exposed electrical wires present adjacent to the front entrance to the unit.
- l. There was mold-like growth along the wall in the bedroom.
- m. The bedroom window did not lock.

- n. There was a cockroach infestation within the unit.
- o. The smoke alarm was not properly attached to the mount and was not operational.
- p. The front entrance door jamb and lock were in disrepair.
- q. The front entrance door and trim were damaged.
- r. There was water damage noted along the ceiling in the living room and washroom.
- s. The interior pane of the bedroom window was broken.

Suite 3

- t. There was a cockroach infestation within the unit.
- u. There was a hasp lock on the outside of the northwest bedroom.
- v. Various windows did not lock properly.
- w. The back bedroom (west) window was single paned.
- x. The side bedroom window was single paned.
- y. There was mould-like growth noted along the washroom ceiling and along the bathtub surround.
- z. The kitchen sink was not properly connected to plumbing underneath the sink.
- aa. The right bathtub faucet knob was missing.

Suite 4

- bb. The living room window glass was broken.
- cc. The living room window was unable to properly secure. The lock was on the exterior of the frame.
- dd. There was a cockroach infestation within the unit.
- ee. The mechanical fan in the washroom was inoperable. The fan was also missing its cover.
- ff. The hand sink in the washroom was leaking from the faucet.
- gg. The bathtub faucet was leaking.
- hh. The bathtub knobs were missing. A wrench was being used to turn the water on and off.

Suite 5

- ii. There was a loose exposed wire on the wall outside the bathroom.
- jj. There was mould-like growth noted along the washroom ceiling and upper wall.
- kk. There was no smoke alarm installed.
- ll. Various windows were broken or single-paned: the kitchen window was missing 1 or 4 panes; a living room window pane was broken; and the bedroom window was broken.

Suite 6

- mm. The electrical service was in disrepair in places including: the north bedroom ceiling fixture was hanging by wires; the intercom station was hanging by wires; the north bedroom switch plate cover was broken.
- nn. The north bedroom window did not lock.
- oo. The suite door could not be adequately secured: the door jamb was in disrepair.
- pp. The security bars on the north bedroom window were in disrepair: the quick release mechanism was severely bent which could affect releasing the bars in an emergency.
- qq. The toilet was not in proper operation condition: flushing toilet paper caused the toilet to plug.
- rr. The bathtub faucet was in disrepair: the hot and cold water knobs were missing.
- ss. Various windows were broken or single-paned: the north bedroom window had a broken pane; the living room window was broken; and the kitchen window was single paned.

Suite 7

- tt. The hallway leading to the suite entrance was obstructed by several items including a mattress.
- uu. The security bar on the emergency egress window was not removable or able to be released from the inside.

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:

Common Areas

- a. The water utility had been disconnected to the building. This is in contravention of Section 8(d) of the Minimum Housing and Health Standards, which states that: Every owner must ensure a continuous supply of electricity, water and heat unless the rental agreement stipulates that such utility services are the sole responsibility of the occupant.
- b. The gas utility had been disconnected to the building resulting in no heat or hot water provided in the building. This is in contravention of Section 8(d) of the Minimum Housing and Health Standards, which states that: Every owner must ensure a continuous supply of electricity, water and heat unless the rental agreement stipulates that such utility services are the sole responsibility of the occupant.
- c. There was no hot water provided to the building suites due to the disconnected gas utility to the building. This is in contravention of Section 9 of the Minimum Housing and Health Standards, which states that: Every building used in whole or in part, as housing premises must be supplied with a potable water supply of sufficient volume, pressure and temperature to serve the needs of the inhabitants. (a) All hot running water shall be maintained at a temperature of not less than 46 degrees C (114°F), and not more than 60 degrees C (140°F) measured at the plumbing fixture.
- d. Cockroach infestation in the building. Live cockroaches were noted in the basement common hallway and in some suites. This is in contravention of Section 16(a) of the Minimum Housing and Health Standards, which states that: The owner shall ensure that the housing premises are free of insect and rodent infestations.
- e. The lighting in the hallway leading to the laundry/utility room and Suite 7 was too low. This is in contravention of Section 13 of the Minimum Housing and Health Standards, which states that: Every public hallway and stairway in a housing premises with multiple dwellings shall be adequately lighted by natural or artificial light at all times, providing in all parts thereof at least 50 lux of light at each tread or floor level.
- f. The common area stairway and halls were not maintained in a clean and sanitary manner. There was garbage and drug paraphernalia noted in the stairwells and hallways, and fecal matter noted on the wall of the south interior stairs. This is in contravention of Section 16 of the Minimum Housing and Health Standards, which states that: 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.
- g. The laundry/utility room was not maintained in a clean and sanitary manner. There were spills on the floor and a urine odour. The washing machine had liquid and garbage inside, and there was a strong urine odour upon opening the lid. This is in contravention of Section 16 of the Minimum Housing and Health Standards, which states that: 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.
- h. The interior stair and guards along the second floor landing measured at under 42 inches with a drop of greater than 6 feet. Guard balusters were greater than 4 inches apart. 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.

Suite 2

- i. There were exposed electrical wires present adjacent to the front entrance to the unit. This is in contravention of Section 11 of the Minimum Housing and Health Standards, which states that: 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.
- j. The plumbing underneath the bathroom sink was missing. This is in contravention of Section 6 of the Minimum Housing and Health Standards, which states that: Every housing premises shall be connected to the public sewage system, or to an approved private sewage disposal system. (a) 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. (b) Adequate water volume and pressure shall be provided to ensure the proper operation and flushing of all fixtures. (c) All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.
- k. There was mold-like growth along the wall in the bedroom. This is in contravention of Section 5(2) of the Alberta Housing Regulation (AR 173/99) which states that: No person shall cause or permit any condition in housing premises that is or may become injurious or dangerous to the public health, including any condition that may hinder in any way the prevention or suppression of disease.
- l. The sink in the kitchen was dripping and leaking. This is in contravention of Section 6(c) of the Minimum Housing and Health Standards, which states that: All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.
- m. The bedroom window did not lock. 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.
- n. There was a cockroach infestation within the unit. This is in contravention of Section 16(a) of the Minimum Housing and Health Standards, which states that: The owner shall ensure that the housing premises are free of insect and rodent infestations.
- o. The smoke alarm was not properly attached to the mount and was not operational. This is in contravention of Section 12(a) 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. (a) Smoke alarms shall be operational and in good repair at all times.
- p. The front entrance door jamb and lock were in disrepair. 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.
- q. The front entrance door and trim was damaged. This is in contravention of Section 1(c) of the Minimum Housing and Health Standards, which states that: Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.
- r. There was water damage noted along the ceiling in the living room and washroom. 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.

- s. The interior pane of the bedroom window was broken. 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.
- t. The cover for the mechanical ventilation fan in the washroom was missing. This is in contravention of Section 5(2) of the Alberta Housing Regulation (AR 173/99) which states that: No person shall cause or permit any condition in housing premises that is or may become injurious or dangerous to the public health, including any condition that may hinder in any way the prevention or suppression of disease.
- u. There were large cracks present in the walls adjacent to the corner of the living room window. 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.
- v. The bathroom door was damaged. This is in contravention of Section 1(c) of the Minimum Housing and Health Standards, which states that: Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.

Suite 3

- w. There was a cockroach infestation within the unit. This is in contravention of Section 16(a)(i, ii) of the Minimum Housing and Health Standards which states that: 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; and (i) all situations requiring the application of pesticides must be applied in accordance with the Environmental Protection and Enhancement Act and regulation; and (ii) whenever a pesticide is applied in a dwelling, the occupant shall be notified in accordance with the latest edition of the Environmental Code of Practice for Pesticides published by Alberta Environmental Protection.
- x. There was a hasp lock on the outside of the northwest bedroom. This is in contravention of Section 5(2) of the Housing Regulation (173/1999) which states that: No person shall cause or permit any condition in housing premises that is or may become injurious or dangerous to the public health, including any condition that may hinder in any way the prevention or suppression of disease.
- y. Various windows did not lock properly. 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.
- z. The back bedroom (west) window was single paned. This is in contravention of Section 2(b)i, ii) 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. (ii) 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.
- aa. The side bedroom window was single paned. This is in contravention of Section 2(b)i, ii) 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. (ii) 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.
- bb. There was mould-like growth noted along the washroom ceiling and along the bathtub surround. This is in contravention of Section 1(c) of the Minimum Housing and Health Standards which states that: Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.
 - cc. The kitchen sink was not properly connected to plumbing underneath the sink. This is in contravention of Section 6(c) of the Minimum Housing and Health Standards which states that: All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.
 - dd. The right bathtub faucet knob was missing. This is in contravention of Section 6(c) of the Minimum Housing and Health Standards which states that: All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.
 - ee. The bathtub surround was coming away from the wall, and further sealing was required along the between the bathtub and surround and between the bathtub and the floor. 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. (a) 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 or shower. (b) Rooms and sections of rooms that are used for food preparation and cooking shall have walls and floors constructed of materials which do not provide harbourage to dirt, grease, vermin and bacteria and that are easily kept clean.
 - ff. The bathroom hand sink porcelain was broken. This is in contravention of Section 7 of the Minimum Housing and Health Standards which states that: Except where exempt by regulation, every housing premises shall be provided with plumbing fixtures of an approved type consisting of at least a flush toilet, a wash basin, and a bathtub or shower.
 - gg. The toilet tank cover was broken. This is in contravention of Section 6 of the Minimum Housing and Health Standards that states that: Every housing premises shall be connected to the public sewage system, or to an approved private sewage disposal system. (a) 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. (b) Adequate water volume and pressure shall be provided to ensure the proper operation and flushing of all fixtures. (c) All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.
 - hh. The control panel on the stove was in disrepair. This is in contravention of Section 14(d) of the Minimum Housing and Health Standards which states that: Every housing premises shall be provided with a food preparation area, which includes: a stove and a refrigerator that are maintained in a safe and proper operating condition. The refrigerator shall be capable of maintaining a temperature of 4 degrees C. (40 degrees F).
 - ii. The kitchen counter was in disrepair: the sealing required between the kitchen counter and the wall behind the sink, the counter edge by the oven was in disrepair, and a portion of kitchen sink cabinet was missing. This is in contravention of Section 14(a)(ii, iii) of the Minimum Housing and Health Standards which states that: Every housing

premises shall be provided with a food preparation area, which includes: (ii) cupboards or other facilities suitable for the storage of food; and (iii) a counter or table used for food preparation which shall be of sound construction and furnished with surfaces that are easily cleaned.

- jj. Insect screens are damaged or missing throughout the suite including in the kitchen, dining room, and living room. 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.
- kk. The south bedroom window was cracked. This is in contravention of Section 2(b)i, ii) 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. (ii) 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.

Suite 4

- ll. The living room window glass was broken. 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.
- mm. The living room window was unable to properly secure. The lock was on the exterior of the frame. 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.
- nn. There was a cockroach infestation within the unit. This is in contravention of Section 16(a) of the Minimum Housing and Health Standards, which states that: The owner shall ensure that the housing premises are free of insect and rodent infestations.
- oo. The mechanical fan in the washroom was inoperable. There was no window within the washroom. The fan was also missing its cover. This is in contravention of Section (7)(c) of the Minimum Housing and Health Standards, which states that: All rooms containing a flush toilet and/or bathtub or shower shall be provided with natural or mechanical ventilation.
- pp. The hand sink in the washroom was leaking from the faucet. This is in contravention of Section 6(c) of the Minimum Housing and Health Standards, which states that: All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.
- qq. The bathtub faucet was leaking. This is in contravention of Section 6(c) of the Minimum Housing and Health Standards, which states that: All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.
- rr. The bathtub knobs were missing. A wrench was being used to turn the water on and off. This is in contravention of Section (1)(c) of the Minimum Housing and Health Standards, which states that: Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.
- ss. There was no showerhead installed. This is in contravention of Section (1)(c) of the Minimum Housing and Health Standards, which states that: Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.
- tt. The washroom vanity was in disrepair. The doors were unable to properly close. This is in contravention of Section (1)(c) of the Minimum Housing and Health Standards, which states that: Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.

- uu. The heat register cover in the washroom was missing. This is in contravention of Section (1)(c) of the Minimum Housing and Health Standards, which states that: Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.
- vv. The kitchen cupboards were in disrepair. The doors were unable to properly close and several drawers were damaged. This is in contravention of Section (1)(c) of the Minimum Housing and Health Standards, which states that: Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.
- ww. The flooring was in disrepair throughout the unit, including in the common spaces, washroom and kitchen. The finish had deteriorated, and certain areas had begun to separate. 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.
- xx. There were several holes in the drywall throughout the unit. 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.

Suite 5

- yy. There was a loose exposed wire on the wall outside the bathroom. This is in contravention of Section 11 of the Minimum Housing and Health Standards which states that: 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.
- zz. There was mould-like growth noted along the washroom ceiling and upper wall. This is in contravention of Section 1(c) of the Minimum Housing and Health Standards which states that: Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.
- aaa. Finishes were in disrepair in places including: a floor transition strip was missing at the suite entrance; there were some holes and peeling paint on the bathroom ceiling and 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. (a) 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 or shower. (b) Rooms and sections of rooms that are used for food preparation and cooking shall have walls and floors constructed of materials which do not provide harbourage to dirt, grease, vermin and bacteria and that are easily kept clean.
- bbb. The cabinet base under the kitchen sink was water damaged. This is in contravention of Section 1(c) of the Minimum Housing and Health Standards which states that: Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.
- ccc. The bathroom sink water pressure/flow was very low. This is in contravention of Section 9 of the Minimum Housing and Health Standards which states that: Every building used in whole or in part, as housing premises must be supplied with a potable water supply of sufficient volume, pressure and temperature to serve the needs of the inhabitants.

- ddd. There was no smoke alarm installed. 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. (a) Smoke alarms shall be operational and in good repair at all times.
- eee. The bathroom mechanical fan was not operational and was missing its cover. This is in contravention of Section (7)(c) of the Minimum Housing and Health Standards, which states that: All rooms containing a flush toilet and/or bathtub or shower shall be provided with natural or mechanical ventilation.
- fff. Various windows were broken or single-paned: the kitchen window was missing 1 or 4 panes; a living room window pane was broken; and the bedroom window was broken. This is in contravention of Section 2(b)(i, ii) 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. (ii) 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.
- ggg. Various screens were missing or were damaged in the suite. 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.

Suite 6

- hhh. The electrical service was in disrepair in places including: the north bedroom ceiling fixture was hanging by wires; the intercom station was hanging by wires; the north bedroom switch plate cover was broken. This is in contravention of Section 11 of the Minimum Housing and Health Standards which states that: 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.
- iii. Finishes were in disrepair including: the ceiling finishes in the north bedroom were damaged; and the wall finishes by the bathroom were water damaged and in disrepair. 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. (a) 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 or shower. (b) Rooms and sections of rooms that are used for food preparation and cooking shall have walls and floors constructed of materials which do not provide harbourage to dirt, grease, vermin and bacteria and that are easily kept clean.
- jjj. The stove was not in proper working condition: The two back stove burners were not operational. This is in contravention of Section 14(a)(iv) of the Minimum Housing and Health Standards which states that: 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. The refrigerator shall be capable of maintaining a temperature of 4 degrees C. (40 degrees F).
- kkk. The kitchen counter edging was missing, exposing porous material that could not be easily cleaned. This is in contravention of Section 14(a)(iii) which states that: Every

- housing premises shall be provided with a food preparation area, which includes: ...(iii) a counter or table used for food preparation which shall be of sound construction and furnished with surfaces that are easily cleaned.
- III. The north bedroom window did not lock. 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.
- mmm. The suite door could not be adequately secured: the door jamb was in disrepair. 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.
- nnn. The security bars on the north bedroom window were in disrepair: the quick release mechanism was severely bent which could affect releasing the bars in an emergency. This is in contravention of Section 3(b)(i, ii, iii) 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"). (iii) If the window referred in section 3(b)(i) is provided with security bars, the security bars shall be installed so they may be opened from the inside without the use of any tools or special knowledge.
- ooo. The toilet was not in proper operation condition: flushing toilet paper caused the toilet to plug. This is in contravention of Section 6(a) of the Minimum Housing and Health Standards which states that: Every housing premises shall be connected to the public sewage system, or to an approved private sewage disposal system. (a) 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.
- ppp. The bathtub enamel was not smooth, was in disrepair and required further finishing. This is in contravention of Section 5(2) of the Housing Regulation (AR 173/99) which states that: No person shall cause or permit any condition in housing premises that is or may become injurious or dangerous to the public health, including any condition that may hinder in any way the prevention or suppression of disease.
- qqq. The bathtub faucet was in disrepair: the hot and cold water knobs were missing. This is in contravention of Section 1(c) of the Minimum Housing and Health Standards which states that: Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.
- rrr. The bathroom fan was not operational, and the fan cover was bent. This is in contravention of Section 7(c) of the Minimum Housing and Health Standards which states that: All rooms containing a flush toilet and/or bathtub or shower shall be provided with natural or mechanical ventilation.
- sss. The bathroom sink vanity door was in disrepair: it was missing a handle. This is in contravention of Section 1(c) of the Minimum Housing and Health Standards which states that: Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.
- ttt. Various windows were broken or single-paned: the north bedroom window had a broken pane; the living room window was broken; and the kitchen window was single paned. This is in contravention of Section 2(b)(i, ii) 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. (ii) 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.

uuu. Various insect screens were missing or were damaged in the suite. 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.

Suite 7

vvv. The hallway leading to the suite entrance was obstructed by several items including a mattress. This is in contravention of Section 5(2) of the Alberta Housing Regulation (AR 173/99) which states that: No person shall cause or permit any condition in housing premises that is or may become injurious or dangerous to the public health, including any condition that may hinder in any way the prevention or suppression of disease.

www. The security bar on the emergency egress window was not removable or able to be released from the inside. This is in contravention of Section 3(b)(i, ii, iii) 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"). (iii) If the window referred in section 3(b)(i) is provided with security bars, the security bars shall be installed so they may be opened from the inside without the use of any tools or special knowledge.

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 June 12, 2025**.
2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Restore the water utility to the building and ensure that there is an adequate supply of potable water provided to the suites.
 - b. Restore the gas utility to the building and ensure that there is an adequate supply of heat and hot water in the building.
 - c. Hire the services of a licensed pest control professional to treat the cockroach infestation within the building. Retain the services of the pest control professional until such time as they provide a report indicating the infestation has been abated. Provide copies of any reports generated by the pest control professional to AHS Environmental Public Health.
 - d. Ensure that all common stairwells and halls have adequate lighting.
 - e. Ensure that all common areas are maintained in a clean and sanitary condition.
 - f. Modify or replace the interior common area stair and landing guards so that they comply with the requirements of the Alberta Building Code or a Professional Engineer design.

- g. Ensure that all suite doors and windows are capable of being adequately secured.
- h. Repair, replace or remove the security bars on the bedroom windows of Suites 6 and 7. Any security bars on bedroom windows must be openable from the inside without the use of any tools or special knowledge.
- i. Ensure that all windows are maintained in good repair, free of cracks, weatherproof, and have a storm sash or double glazing.
- j. Windows intended for ventilation are to be supplied with effective screens during the portion of the year when there is a need for protection against flies and other flying insects.
- k. Ensure that smoke alarms are installed in each suite, between each sleeping area and the remainder of the suite. Smoke alarm must be operational and in good repair at all times.
- l. Repair all electrical violations in the building that are disrepair in the building, including: the exposed wiring inside the front entrance of Suite 2; the loose exposed wire on the wall outside the bathroom of Suite 5.
- m. Repair any plumbing fixtures that are in disrepair in the building including: the kitchen sink faucet is leaking/dripping in Suite 2; the kitchen sink is not properly connected to plumbing pipes in Suite 3; the right bathtub faucet knob was missing in Suite 3; replace the toilet tank cover in Suite 3; the bathroom sink and bathtub faucet were leaking in Suite 4; the bathtub knobs were missing and showerhead was not installed in Suite 4; the bathtub knobs were missing in Suite 6; and the toilet was not in proper operation condition in Suite 6.
- n. Repair or replace the bathroom sink in Suite 3.
- o. Ensure that all bathroom ventilation fans are in proper working condition and have a properly fitting cover.
- p. Repair or replace all damaged materials and finishes in the common area and the various suites.
- q. Repair the bathtub surround in Suite 3 so that the surround is in good repair and there are watertight seals between the bathtub and surround and between the bathtub and the floor.
- r. Abate the source of moisture in the living room, washroom, and bedroom ceilings leading to mold-like growth in Suite 2. Provide information to Alberta Health Services Environmental Public Health (AHS EPH) as to the source of moisture. Remove the mold-like growth from the wall.
- s. Ensure the source of moisture in the bathroom of Suite 3, 4, and 5 have been abated. Remove and replace mouldy material in the bathrooms of Suite 3, 4, and 5.
- t. Remove the hasp lock on the outside of the northwest bedroom in Suite 3.
- u. Repair or replace the stove in Suite 3.
- v. Repair or replace the kitchen counter and cabinetry in Suite 3.
- w. Repair or replace the bathroom vanity in Suite 4.
- x. Replace the heating element cover in the bathroom of Suite 4.
- y. Repair or replace the kitchen cupboards to ensure they can properly open and close.
- z. Repair or replace the kitchen sink cabinet base in Suite 5.
- aa. Ensure that the water pressure at the bathroom sink is adequate in Suite 5.
- bb. Ensure that the hallway leading to the entrance of Suite 7 is unobstructed.

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, and kept secure from unauthorized access.

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, June 2, 2025

Confirmation of a verbal order issued to Chandra Baral on Thursday May 29, 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
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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<https://www.ahs.ca/eph>