

**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:
Suite 3, 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 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. There was a cockroach infestation within the unit.
- b. There was a hasp lock on the outside of the northwest bedroom.
- c. Various windows did not lock properly.
- d. The back bedroom (west) window was single paned.
- e. The side bedroom was single paned.
- f. There was mould-like growth noted along the washroom ceiling and along the bathtub surround.
- g. The right side of the kitchen sink was not connected to plumbing underneath the sink.
- h. The right bathtub faucet knob was missing.

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 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.

- b. 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.
- c. 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.
- d. 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.
- e. The side bedroom 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.
- f. 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.
- g. The right side of the sink was not 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.
- h. The right bathtub faucet knob 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.
- i. 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.
- j. The bathroom handsink 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.
- k. 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.
 - l. 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).
 - m. 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.
 - n. 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.
 - o. 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.

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 1, 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. Hire the services of a licensed pest control professional to treat the cockroach infestation within the unit/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.
- b. Remove the hasp lock on the outside of the northwest bedroom.
 - c. Ensure that all windows are capable of being locked.
 - d. Ensure that all windows are maintained in good repair, free of cracks, weatherproof, and have a storm sash or double glazing.
 - e. 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,
 - f. Remove and replace mouldy material in the bathroom.
 - g. Ensure that the kitchen sink is properly connected to plumbing pipes.
 - h. Replace the bathtub faucet knob.
 - i. Ensure that the bathtub surround is in good repair and that the joints between the bathtub and its surround and the floor are watertight.
 - j. Replace the bathroom sink so that it is in good repair.
 - k. Replace the toilet tank lid so that the toilet is in good repair.
 - l. Repair or replace the stove so that it is in good repair.
 - m. Repair or replace the kitchen counter and cabinetry so that it is good repair.
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, May 1, 2025.
Confirmation of a verbal order issued to Chandra Baral on April 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>