

## ORDER OF AN EXECUTIVE OFFICER

**To:** Sehaj & Diya Holdings Ltd.  
"the Owner"

Shalki Rana  
"the Owner"

## Build Rite Management “the Owner”

Chandra Baral  
"the Owner"

**RE:** Those housing premises located in Edmonton, Alberta and municipally described as:  
4 – 10652 105 Street NW Edmonton, AB T5H 2W9

**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 report 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 living room window glass was broken.
- b. The living room window was unable to properly secure. The lock was on the exterior of the frame.
- c. There was an ongoing cockroach infestation within the unit.
- d. The mechanical fan in the washroom was inoperable. The fan was also missing its cover.
- e. The hand sink in the washroom was leaking from the faucet.
- f. The bathtub faucet was leaking.
- g. The bathtub knobs were missing. A wrench was being used to turn the water on and off.

**AND WHEREAS** such inspection report 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 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.
- b. 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.
- c. There was an ongoing 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.
- d. 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.

- e. 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.
- f. 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.
- g. 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.
- h. 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.
- i. 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.
- j. The cover for the heating element 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.
- k. 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.
- l. 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.
- m. 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.

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. Replace the broken window glass in the living room.
  - b. Repair or replace the lock so the living room window is capable of being secured.
  - c. 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 EPH.
  - d. Repair the mechanical ventilation system in the washroom.
  - e. Repair the hand sink faucet to ensure it is no longer leaking or dripping.
  - f. Repair the bathtub faucet to ensure it is no longer leaking or dripping.
  - g. Replace the bathtub knobs.

- h. Replace the showerhead.
- i. Repair or replace the vanity doors to ensure they can properly open and close.
- j. Replace the heating element cover in the washroom.
- k. Repair or replace the kitchen cupboards to ensure they can properly open and close.
- l. Repair or replace the damaged flooring throughout the unit.
- m. Repair the holes in the drywall throughout the unit.

2. The work referred to in paragraph 1 shall be completed by May 30, 2025.

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 5, 2025.

Executive Officer  
Alberta Health Services

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>

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