

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 6, 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. 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.
- b. The north bedroom window did not lock.
- c. The suite door could not be adequately secured: the door jamb was in disrepair.
- d. 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.
- e. The toilet was not in proper operation condition: flushing toilet paper caused the toilet to plug.
- f. The bathtub faucet was in disrepair: the hot and cold water knobs were missing.
- g. 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.

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 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.

- b. 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.
- c. 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).
- d. 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.
- e. 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.
- f. 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.
- g. 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.
- h. 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.

- i. The bathtub enamel was not smooth and 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.
- j. 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.
- k. 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.
- l. 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.
- m. 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.
- n. 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.

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. Repair the electrical issues in the suite including: repair or replace the ceiling fixture in the north bedroom so that it is not hanging by wires; repair the intercom station so that it is not hanging by wires; and replace the switch plate cover in the north bedroom so that it is in good repair.
 - b. Repair any wall, ceiling or floor finishes that are in disrepair.
 - c. Repair or replace the stove so that all of the stove burners are operational.
 - d. Repair the kitchen counter edging so that it is furnished with surfaces that are easily cleaned.
 - e. Ensure that all windows are capable of being locked.

- f. Repair the front entrance door jamb so that it is in good repair and the door is capable of being adequately secured.
 - g. Remove the security bars on the north bedroom window or repair the quick release mechanism so that the bars release properly in an emergency.
 - h. Repair the toilet so that it is in proper operation condition.
 - i. Repair the bathtub surface so that it is in good condition and easily cleaned.
 - j. Repair/replace the bathtub faucet so that it is in good condition and so that there are hot and cold water knobs.
 - k. Repair/replace the bathroom ventilation fan.
 - l. Repair the bathroom sink vanity.
 - m. Ensure that all windows are maintained in good repair, free of cracks, weatherproof, and have a storm sash or double glazing.
 - n. 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,
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>

Edmonton • Seventh Street Plaza • Environmental Public Health

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

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