

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

**To:** Harsimranjeet Singh Sandhu  
"the Owners"

Gurpreet Sandhu  
"the Owners"

**And To:** All Occupant(s) of the following Housing premises:

**RE:** Those housing premises located in Edmonton, Alberta and municipally described as:  
11226 101 Street NW, Edmonton, AB, T5G 2A5

**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. Significant mold growth is present on the wall below the counter in the northwest corner of the basement covering an area of approximately 27x27 inches.
- b. There is mold growth between the tiles in the shower in the basement.
- c. The area of the only openable window in the basement was measured at 13x16 inches. This is less than the required 3.8ft<sup>2</sup> and thus it is too small for emergency egress in the event of a fire.
- d. There is no handrail for the stairs which lead to the basement.
- e. The exterior handrails for the landing at the front door are not secure.
- f. There is a pipe in the basement ceiling near the laundry area that leaks water and waste when the main floor toilet is flushed.

**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. Significant mold growth is present on the wall below the counter in the northwest corner of the basement covering an area of approximately 27x27 inches. This is contravention of section 5(2) of the Housing Regulation 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.
- b. There is mold growth between the tiles in the shower in the basement. This is contravention of section 5(2) of the Housing Regulation 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. The area of the only openable window in the basement was measured at 13x16 inches. This is less than the required 3.8ft<sup>2</sup> and thus it is too small for emergency egress in the event of a fire. This is in contravention of section 3(b)(ii) of the Minimum Housing and Health Standards which states that windows for emergency egress shall provide unobstructed openings with areas not less than 0.35 m<sup>2</sup> (3.8ft<sup>2</sup>), with no dimension less than 380 mm (15").
- d. There is no handrail for the stairs which lead to the basement. 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. The exterior handrails for the landing at the front door are not secure. 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.
- f. There is a pipe in the basement ceiling near the laundry area that leaks water and waste when the main floor toilet is flushed. This is in contravention of section 6(a) and (c) of the Minimum Housing and Health Standards which state 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 and all plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.
- g. The baseboard behind the toilet in the main floor bathroom is water damaged. This is 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. The joint where the bathtub meets the flooring has a gap and is not watertight. This is contravention of section 5(a) of the Minimum Housing and Health Standards which states that 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.
- i. There are cracks in the ceiling in the northeast main floor bedroom and in the main floor living room ceiling. 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.
- j. The bathroom ceiling paint is peeling above the bathtub and toilet. 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.

- k. The finish on the kitchen counter is damaged and cannot be easily cleaned. This is in contravention of section 14(a)(iii) of the Minimum Housing and Health Standards which states that every housing premises shall be provided with a food preparation area, which includes: a counter or table used for food preparation which shall be of sound construction and furnished with surfaces that are easily cleaned.
- l. The toilet in the main floor bathroom does not appear to be operating properly. This is in contravention of section 6(a) of the Minimum Housing and Health Standards which states 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.
- m. The back walls and flooring inside the main floor bathroom cabinet under the sink appear to be water damaged. This is 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.
- n. The exterior pane for the large window on the east side of the main floor living room is broken and thus is not weatherproof. This is 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

**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 October 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. Remove all visible mold from the premises and address the cause of the moisture that led to the mold growth.
  - b. Install a window in the basement bedroom area that has an openable area of at least 3.8ft<sup>2</sup> with no dimension less than 15 inches or provide a written agreement that the basement will not be used as a bedroom moving forward.
  - c. Repair the handrails for the exterior front landing stairs such that they are no longer loose.
  - d. Install a secure handrail for the stairs which lead to the basement.
  - e. Repair the leaking pipe in the ceiling of the basement such that it no longer leaks when the main floor toilet is flushed.
  - f. Repair or replace all water damaged materials and surfaces in the premises.
  - g. Repair the joint in the main floor bathroom where the bathtub meets the flooring such that it is watertight, smooth, non-absorbent to moisture and easy to clean.
  - h. Repair all walls and ceilings in the premises such that they are in good repair, free of cracks and holes and easy to clean.
  - i. Repair or replace the finish on the kitchen counters such that the counters can be easily cleaned
  - j. Repair or replace the toilet in the main floor bathroom such that the tank fills properly and efficiently after the toilet is flushed.

- k. Replace the exterior pane for the large window on the east side of the main floor living room and ensure it is weatherproof.
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.

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, September 11, 2025

Confirmation of a verbal order issued to Harsimranjeet Singh Sandhu on September 11, 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](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>

---

Edmonton • Environmental Public Health

#900 North Tower, 10030 107 Street, Edmonton, AB, Canada, T5J 3E4

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