

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

**To:** Bikram Bathh and Monica Singh  
"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:  
11829 50 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, in contravention of the Public Health Act and Nuisance and General Sanitation Regulation, Alberta Regulation 243/2003 namely:

- a. The openable area of the window in the basement bedroom was measured at 14" x 12" = 1.17 sq. ft. This does not meet emergency egress requirements.
- b. Cockroach feces were observed (including in kitchen cupboards).
- c. There were no smoke alarms installed.
- d. Water infiltration was identified in the northwest corner of the basement. The lower walls and baseboards were wet, confirmed by moisture meter readings. The affected area extended approximately 10 feet to both the left and right of the corner.
- e. A plumbing leak from the upstairs bathroom was visible through the open main floor ceiling, which exposed the plumbing. The toilet in the main floor bathroom did not flush. The hand sink in the main floor bathroom was backed up. The basement bathroom sink drains very slowly. The handle of the basement bathroom sink was missing. The cold-water handle of the upstairs bathroom bathtub faucet was missing.
- f. There was no guard and handrail for both sides of the rear entrance stairs and there was no guard on one side of the front porch. There was no handrail for the stairs from the main floor to the basement.

**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 openable area of the window in the basement bedroom was measured at 14" x 12" = 1.17 sq. ft. This does not meet emergency egress requirements. This is in contravention of Section 3(b)(ii) of the Minimum Housing and Health Standards, which states that "Windows shall provide unobstructed openings with areas not less than 0.35 square metres (3.8 sq. ft.) with no dimension less than 380 mm (15 inches)".

- b. Cockroach feces were observed (including in kitchen cupboards). This is in contravention of Section 16(a)(iii) 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. (i) all situations requiring the application of pesticides shall be conducted 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. (iii) it is the occupant’s responsibility to allow access in accordance to the Residential Tenancy Act to do whatever is necessary to ensure the dwelling unit is ready for pesticide application”.
- c. There were no smoke alarms 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”.
- d. Water infiltration was identified in the northwest corner of the basement. The lower walls and baseboards were wet, confirmed by moisture meter readings. The affected area extended approximately 10 feet to both the left and right of the corner. This is in contravention of Section s 1(b,d) of the Minimum Housing and Health Standards, which states that “Basements, cellars or crawl spaces shall be structurally sound, maintained in good repair and free from water infiltration and accumulation. Repairs or modifications of any structural element of the housing premises may require the design and/or supervision of a professional structural engineer or a Safety Codes Officer (Building Discipline)”.
- e. A plumbing leak from the upstairs bathroom was visible through the open main floor ceiling, which exposed the plumbing. The toilet in the main floor bathroom did not flush. The hand sink in the main floor bathroom was backed up. The basement bathroom sink drains very slowly. The handle of the basement bathroom sink was missing. The cold-water handle of the upstairs bathroom bathtub faucet was missing. These are in contravention of Sections 6(a,c) and 7 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, pump out sewage holding tanks, septic tanks and the disposal system shall be maintained in a proper operating condition. (c) All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside”, and “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”, respectively.
- f. There was no guard and handrail for both sides of the rear entrance stairs and there was no guard on one side of the front porch. There was no handrail for the stairs from the main floor to the basement. These are 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”.
- g. Light switch covers, electrical outlet covers, electrical outlets, and light fixtures throughout the premises were in disrepair. This is in contravention of Section 11 of the Minimum Housing and Health Standards, which states that “Outlets, switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition”.

- h. The flooring in various areas of the premises were in disrepair (including in the basement bedroom and main floor bathroom). The walls and ceilings throughout the premises were in disrepair (including cracks, holes, missing window trim, etc.). These are in contravention of Sections 5, 5(a), and 5(b) of the Minimum Housing and Health Standards, which state 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”, “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”, and “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”, respectively.
- i. The front of the stove was in disrepair such that the front panel was missing. This presents a physical hazard (i.e. potential burn) when the oven is in use. 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 a stove that is maintained in a safe and proper operating condition. The owner shall be responsible for the provision and operating condition of the cooking and refrigeration equipment supplied by the owner, unless the rental agreement stipulates that the tenant is responsible”.
- j. The ventilation exhaust fan in the basement bathroom did not have a cover. This presents a physical hazard. This is in contravention of Section 5(2) of the Housing Regulation (Alberta Regulation 173/99), which states that “A condition in this housing /public accommodation facility is creating a nuisance condition. 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”.
- k. The living room window was not able to be secured as the crank to open/close the window is missing. 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”.
- l. The main floor bathroom door was in disrepair. The door handle was missing, and the hole was covered with duct tape. Furthermore, the door surfaces were not in good repair and not easy to clean. 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. Insect screens for windows throughout the premises were missing or damaged. 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 August 31, 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. Modify or replace the basement bedroom window to ensure an unobstructed openable area of 3.8 sq. ft. with no dimension less than 15 inches.
  - b. Hire a licensed pest control company to address the cockroaches and forward pest control report(s) to this office for review that confirm cockroaches have been addressed.
  - c. Ensure smoke alarms are 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.
  - d. Identify and address the source of the water infiltration in the basement, and remove and replace water damaged, rotted, and/or mouldy material.
  - e. Address the leak from the upstairs bathroom that is visible through the open main floor ceiling and ensure the plumbing system and the sanitary drainage system are maintained in a proper operating condition.
  - f. Ensure the toilet and hand sink in the main floor bathroom are maintained in proper operating condition.
  - g. Ensure the sink (including the faucet) in the basement bathroom is repaired and maintained in proper operating condition.
  - h. Repair or replace the bathtub faucet in the upstairs bathroom to ensure it is maintained in a proper operating condition.
  - i. Ensure guards and handrails are installed on the front porch and the rear entrance stairs and are maintained in good repair and comply with the requirements of the Alberta Building Code or a Professional Engineer design.
  - j. Ensure a handrail is installed for the stairs from the main floor to the basement that is maintained in good repair and complies with the requirements of the Alberta Building Code or a Professional Engineer design.
  - k. Ensure all light switch covers, electrical outlet covers, electrical outlets, and light fixtures are installed and maintained in a good and safe working condition.
  - l. Ensure all floors are maintained in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean.
  - m. Ensure floors and walls in all wash / bathrooms 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.
  - n. Ensure all walls, windows, and ceilings are maintained in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean.
  - o. Ensure walls in the kitchen are constructed of materials which do not provide harbourage to dirt, grease, vermin and bacteria and that are easily kept clean.
  - p. Repair or replace the stove and ensure it is maintained in a safe and proper operating condition.
  - q. Install a cover for the ventilation exhaust fan in the basement bathroom or replace the entire fan with one that has a cover installed.
  - r. Ensure the living room window is capable of being secured.
  - s. Repair or replace the door and doorknob for the main floor bathroom.
  - t. Ensure all windows intended for ventilation are supplied with effective screens.

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, August 14, 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>

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