

ORDER OF AN EXECUTIVE OFFICER

To: Manpreet Singh
"The Owner"

Gurpreet Kaur
"The Owner"

RE: Those housing premises located in Edmonton, Alberta and municipally described as:
12333 101 Street NW, Edmonton, AB, T5G 2C6

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 entire basement was flooded, with the base of the furnace submerged in flood water.
- b. The openable area of the west facing bedroom window was too small to meet egress requirements.
- c. Piles of garbage contained in black polyethylene bags were stored outside near the back door of the property.
- d. Mouse feces were observed in the kitchen cupboard under the sink.

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 entire basement was flooded, with the base of the furnace submerged in flood water. This is in contravention of section 1(b)(c) of the Minimum Housing and Health Standards, which states basements, cellars or crawl spaces shall be structurally sound, maintained in good repair and free from water infiltration and accumulation and building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.
- b. This is in contravention of section 3(b)(i)(ii) 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. 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").
- c. Piles of garbage contained in black polyethylene bags were stored outside near the back door of the property. This is in contravention of Section 5(2) of the Alberta 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.”

- d. Mouse feces were observed in the kitchen cupboard under the sink. 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 the housing premises are free of insect and rodent infestations.
- e. There was no hot water supply at the plumbing fixtures. This is in contravention of section 14(a)(i) of the Minimum Housing and Health Standards which states that: Every housing premises shall be provided with a food preparation area, which includes: a kitchen sink that is supplied with potable hot and cold water and suitably sized to allow preparation of food, washing utensils and any other cleaning operation. This also contravenes section 7(a) of the Minimum Housing and Health Standards which states that: The washbasins and bathtub or shower shall be supplied with potable hot and cold running water.
- f. The west facing bedroom ceiling was cracked. There was moisture staining along the crack. 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.
- g. Only one stove burner was 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 a stove and a refrigerator are maintained in a safe and proper operating condition.
- h. The drywall adjacent to the stairway window was in disrepair; the surface was damaged and paint chipped. 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. Retain the services of a qualified remediation company to determine the source of water infiltration and correct all deficiencies to stop further water infiltration. Ensure all water damaged and potentially mould contaminated building materials are removed. Clean all opened areas and allow time to dry prior to reconstruction with new building materials. Retain the services of a qualified technician to assess the furnace and repair any deficiencies. Provide remedial work documentation from the qualified technician(s) to an Alberta Health Services, Executive Officer for review.
 - b. Replace the window in the west bedroom so it has an unobstructed openable area of at least 3.8ft² with no dimensions, less than 15 inches.
 - c. Remove the pile of garbage from the backyard of the property and maintain the back area in a clean and sanitary condition.
 - d. Implement effective pest control measures to eliminate the rodent infestation. Carefully remove all mouse droppings. Clean and disinfect surfaces contaminated by mouse excrement.

- e. Restore hot water of sufficient volume and pressure at all plumbing fixtures. The temperature of hot water must be greater than 46°C (114°F) and must not exceed 60°C (140°F).
- f. Repair the crack and any associated damage to the bedroom ceiling. Ensure the finish is smooth, durable, and structurally sound.
- g. Repair or replace the stove so that all burners and the oven are fully operational.
- h. Repair or replace the wall surrounding the stairway window. Ensure the finish is smooth, durable, and structurally sound.

2. The work referred to in paragraph 1 (a, e) shall be completed by **August 26, 2026**.

3. The work referred to in paragraph 1 (b, c, d, f, g, h) shall be completed by **September 14, 2026**.

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 05, 2026.

Confirmation of a verbal order issued to Manpreet Singh on August 05, 2026.

Executive Officer
Alberta Health Services

If you have any questions regarding the order, contact Environmental Public Health at 1-833-476-4743 or
<https://www.albertahealthservices.ca/eph/eph.aspx>

You have the right to appeal

A person who is directly affected by a 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>