

**ORDER OF AN EXECUTIVE OFFICER  
CLOSED FOR TENANT ACCOMMODATION PURPOSES  
ORDER TO VACATE ON OR BEFORE Sept 16, 2026**

**To:** Gurkiran Chahal  
"the Owner"

Greg Condon  
"the Owner"

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

**RE:** Those housing premises located in Edmonton, Alberta and municipally described as:  
12636 71 Street NW

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;

By virtue of the violations noted below, the above noted premises are hereby declared to be **Closed for Tenant Accommodation Purposes**.

I hereby **ORDER** and **DIRECT**:

1. That all occupants vacate the above noted premises.
2. That the Owner(s) ensure all Occupants vacate the above noted premises on or before Sept 16, 2026.
3. That the Owner(s) immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
  - a. Remove the bed from the west room.
  - b. Install a smoke alarm in the hallway of the bedroom(s).
  - c. Install a handrail along the basement stairs.
  - d. Have a licensed plumber and/or any other necessary professional assess the sewage system. Submit the professional's report(s) outlining their findings and recommendations to this office.
  - e. Connect the laundry machine's discharge hose to a sanitary drainage system.
  - f. Repair the shower handle.
  - g. Install natural or mechanical bathroom ventilation.
  - h. Investigate and repair the cause of the ceiling and window water leak. Remediate any water damaged and/or mold contaminated materials and repair the affected finishings.
  - i. Repair the shower floor.
  - j. Secure the electrical box at the back of the house.
  - k. Repair the shower wall.

- l. Repair the back door.
  - m. Repair the gaps around the pipes running to the exterior of the home.
  - n. Repair the unfinished wood around the back door and front windows.
  - o. Repair the storm door.
  - p. Repair the bathroom ceiling.
  - q. Repair the back wall of the kitchen sink cabinet.
  - r. Repair the washroom sink faucet.
4. 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 secured from unauthorized entry.

These required actions are necessary given the presence of the following conditions identified during inspection 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, namely:

- a. The west bedroom's window opens onto the stairway to the basement.
- b. There is no smoke alarm outside of the bedrooms.
- c. No handrail has been installed along the basement stairs.
- d. It was reported that part of the sewer service connection collapsed. Tenants were instructed not to flush toilet paper down to prevent sewage back ups. Dried residue, which was reportedly from a previous sewage back up, can be observed around the furnace room's plumbing. Signs of water damage and a mold-like substance can be observed in the vicinity. Close by there is an open drain with a cable line inside.
- e. The laundry machine's discharge hose drains into the kitchen sink.
- f. The shower handle detaches from the fixture and the shower cannot be turned on without special knowledge.
- g. There is no natural or mechanical ventilation in the bathroom.

These observed public health nuisance conditions identified during inspection are violations of the Housing Regulation, Alberta Regulation 173/99, and the Minimum Housing and Health Standards, namely:

- a. The west bedroom's window opens onto the stairway to the basement. This is a contravention of section 3(b)(i) 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."
- b. There is no smoke alarm outside of the bedrooms. This is a 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."
- c. No handrail has been installed along the basement stairs. This is a 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.”

- d. It was reported that part of the sewer service connection collapsed. Tenants were instructed not to flush toilet paper down to prevent sewage back ups. Dried residue, which was reportedly from a previous sewage back up, can be observed around the furnace room’s plumbing. Signs of water damage and a mold-like substance can be observed in the vicinity. Close by there is an open drain with a cable line inside. This is a contravention of section 6(a) of the Minimum Housing and Health Standards which states 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.”
- e. The laundry machine’s discharge hose drains into the kitchen sink. This is a contravention of section 6(a) of the Minimum Housing and Health Standards which states 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.”
- f. The shower handle detaches from the fixture and the shower cannot be turned on without special knowledge. This is a contravention of 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.”
- g. There is no natural or mechanical ventilation in the bathroom. This is a 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.”
- h. The ceiling in the kitchen and living room windows have been reported to be leaking during rainfall. There are signs of water damage on the living room window sills and trim. Parts of the ceiling finishes in the west bedroom and kitchen are cracked and peeling. This is a contravention of section 2(a) and 5 of the Minimum Housing and Health Standards which states that “The roof and exterior cladding of walls shall be maintained in a waterproof, windproof and weatherproof condition.” and “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.”
- i. The tiles on the step into the shower is cracked and a piece of the broken tile has become detached. This is a 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.”
- j. An electrical box is hanging midair from wires at the back of the home. This is a 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.”
- k. There are gaps around the shower fixtures. This is a 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.”

- l. At the back door, there are gaps between the wooden planks, between the wooden planks and the walls, and beneath the door. This is a contravention of section 2(b)(i) and 5 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 “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. Gaps of light can be observed around the pipes running to the exterior of the home. This is a contravention of section 2(a) of the Minimum Housing and Health Standards which states that “The roof and exterior cladding of walls shall be maintained in a waterproof, windproof and weatherproof condition.”
- n. Unfinished wood has been installed around the exterior of the back door and front windows. This is a contravention of section 2(a) of the Minimum Housing and Health Standards which states that “The roof and exterior cladding of walls shall be maintained in a waterproof, windproof and weatherproof condition.”
- o. There are gaps under the storm door. This is a 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.”
- p. In the bathroom ceiling, there is an opening that is covered by a carpet/ blanket like material. This is a 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.”
- q. There are holes, missing finishings, and a potential mold-like substance on the back wall of the kitchen sink cabinet. This is a contravention of section 5(b) of the Minimum Housing and Health Standards which states that “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.”
- r. The washroom sink faucet is loose. This is a contravention of section 7 of the Minimum Housing and Health Standards which states that “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.”

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, Sept 16, 2026.

Executive Officer  
Environmental Health Officer

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](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>.

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**Copies of standards are available by visiting:** <https://www.alberta.ca/health-standards-and-guidelines.aspx>