

ORDER OF AN EXECUTIVE OFFICER

To: Harinder S Dodd
"the Owner"

RE: Those housing premises located in Edmonton, Alberta and municipally described as:

101 – 12914 64 Street NW Edmonton, AB T5A 0Y1

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 front door to the unit was not capable of being properly secured. There was a gap between the door and door frame which allowed the lock to be opened from the outside.
- b. The patio door was missing. As a result, it was not possible to lock and secure the patio door.
- c. The shut off valve for the toilet was leaking.
- d. A number of the burners along the stove top were not working.

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 front door to the unit was not capable of being properly secured. There was a gap between the door and door frame which allowed the lock to be opened from the outside. 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."
- b. The patio door was missing. As a result, it was not possible to lock and secure the patio door. 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."
- c. The shut off valve for the toilet was leaking. This is in contravention of Section 6(c) of the Minimum Housing and Health Standards, which states that "All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside."
- d. A number of the burners along the stove top were not working. This is in contravention of Section 14(a)(iv) of the Minimum Housing and Health Standards, which states that "(a) 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. (400F)."
- e. There was a hole in the wall adjacent to the front door. 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."

- f. The walls within the bathroom did not form tight, waterproof seals. There was a gap between the bathroom wall and the ceiling. This is in 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.”
- g. The kitchen counter was rotted and damaged (specifically around the kitchen sink faucet). 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:...”(iii) a counter or table used for food preparation which shall be of sound construction and furnished with surfaces that are easily cleaned;”.
- h. The kitchen sink faucet was loose and not secured to the counter. This is in 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.”

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. Repair the front door, frame, and any other relevant components of the front door locking system to ensure it is capable of being locked and secured.
 - b. Replace the lock for the patio door to ensure it is capable of being locked and secured.
 - c. Repair or replace the shut off valve for the toilet.
 - d. Replace any of the burners along the stove top that are not in operation.
 - e. Repair the hole in the wall by the front entrance.
 - f. Repair the walls in the bathroom. Ensure all joints in the bathroom form a waterproof seal.
 - g. Repair or replace the kitchen counter. Ensure the counter surface is smooth, impervious to moisture, and easy to clean.
 - h. Repair the kitchen sink faucet to ensure it is securely mounted to the kitchen counter/base.
- 2. The work referred to in paragraph 1(a – b) shall be completed by November 7, 2025.
The work referred to in paragraph 1(c – h) shall be completed by November 28, 2025.

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, October 22, 2025.

Executive Officer
Alberta Health Services

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>