

## ORDER OF AN EXECUTIVE OFFICER

**To:** 1809504 Alberta Ltd.  
Mahmoud Mustafa  
Humza Jutt  
"the Owner"

**RE:** Those housing premises located in Edmonton, Alberta and municipally described as:  
Norshire Gardens; 2 – 14235 82 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, namely:

- a. Functional smoke alarms were not installed.
- b. The northwest & west bedroom windows were unopenable due to missing window cranks.
- c. The basement glass windowpane was broken with shards of glass exposed.
- d. The second-floor hallway ceiling has collapsed which is indicative of a possible roof leak.
- e. There were no handrails installed on interior stairs having more than 3 risers.
- f. There was a cockroach infestation. A live cockroach was found under the food preparation area in the basement and numerous sticky traps had cockroaches present.
- g. There was visible mould growth (< 1.0 square foot of contiguous mould-like contamination) in the following areas:
  - on the west wall of the living room under the window.
  - on the main floor kitchen ceiling.
  - within the second-floor bathing area.
  - within the basement food preparation area where the wall meets the countertop, above the sink.
- h. Numerous bedroom doors were broken and/or missing proper door handles / knobs.
- i. The stove was missing an oven door and the large back burner was not functional.
- j. The mechanical ventilation fan within the second-floor bathroom was not operational and the ceiling around the fan was water stained.
- k. There was a functional toilet in the furnace area. A hand sink was not installed and proper ventilation was not available.

**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. Functional smoke alarms were not 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. Smoke alarms shall be operational and in good repair at all times.

- b. The northwest & west bedroom windows were unopenable due to missing window cranks. This is in contravention of Section 3(b)(i) of the Minimum Housing and Health Standards which states that for buildings of 3 storeys or less, each bedroom shall have at least one outside window which may be opened from the inside.
- c. The basement glass windowpane was broken with shards of glass exposed. This is in contravention of Section 2(b)(i) of the Minimum Housing and Health Standards which states that all windows shall be maintained in good repair, free of cracks and weatherproof.
- d. The second-floor hallway ceiling has collapsed which is indicative of a possible roof leak. This is in contravention of Section 2(a) of the Minimum Housing and Health Standards which states that the roof shall be maintained in a waterproof, windproof and weatherproof condition.
- e. There were no handrails installed on interior stairs having more than 3 risers. This is in contravention of Section 3(c)(i) of the Minimum Housing and Health Standards which states that inside stairs 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 was a cockroach infestation. A live cockroach was found under the food preparation area in the basement and numerous sticky traps had cockroaches present. This is in contravention of Section 16(a) 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.
- g. There was visible mould growth (< 1.0 square foot of contiguous mould-like contamination) in the following areas:
  - a) on the west wall of the living room under the window.
  - b) on the main floor kitchen ceiling.
  - c) within the second-floor bathing area.
  - d) within the basement food preparation area where the wall meets the countertop, above the sink.

This is in 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.
- h. Numerous bedroom doors were broken and/or missing proper door handles / knobs. This is in 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
- i. The stove was missing an oven door and the large back burner was not functional. 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.
- j. The mechanical ventilation fan within the second-floor bathroom was not operational and the ceiling around the fan was water stained. This is in 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.
- k. There was a functional toilet in the furnace area. A hand sink was not installed and proper ventilation was not available. This is in contravention of Section 7(b) & (c) of the Minimum Housing and Health Standards which states that 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 wash basin should be in the same room as the flush toilet or

in close proximity to the door leading directly into the room containing the flush toilet. All rooms containing a flush toilet and/or bathtub or shower shall be provided with natural or mechanical ventilation.

- l. The second-floor bathroom sink vanity cabinet was water damaged and finishes were lifting. 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. Electrical outlets in the living room were in disrepair within sunken in and/or missing outlet components. This is in contravention of Section 11 of the Minimum Housing and Health Standards which states that every housing premises shall be supplied with electrical service. Outlets, switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition.
- n. The kitchen dining room light fixture was missing and wires were exposed without proper caps. This is in contravention of Section 11 of the Minimum Housing and Health Standards which states that every housing premises shall be supplied with electrical service. Outlets, switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition.
- o. Electrical outlet covers were missing within the main floor kitchen and northwest bedroom. This is in contravention of Section 11 of the Minimum Housing and Health Standards which states that every housing premises shall be supplied with electrical service. Outlets, switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition.
- p. The west bedroom light fixture was hanging by its wires. This is in contravention of Section 11 of the Minimum Housing and Health Standards which states that every housing premises shall be supplied with electrical service. Outlets, switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition.
- q. The kitchen ceiling was water damaged with water staining and peeling finishes. 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.
- r. The second-floor bathroom tiled floor was not properly grouted and the walls did not form a watertight joint where required. This is in contravention of Section 5 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.
- s. Flooring transition strips were missing and / or damaged in the following areas: southwest bedroom, west bedroom & kitchen. 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.
- t. The wall under the living room window was cracked and no longer in a condition that renders it easily cleanable. 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.
- u. There was an unfinished section of drywall in the northwest bedroom that still requires to be tapped, mudded and/or painted. 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.

- v. The door frame around the front exterior door was in disrepair with missing trim and split frame. Building materials / insulation was visible. The exterior door was not weatherproof. This is in 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.
- w. The basement staircase had enclosed risers. One of the risers along the basement staircase was not enclosed. 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.

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. Install functional smoke alarms where required. 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.
  - b. Ensure all rooms used for sleeping purposes have windows that capable of being opened from the inside and are provided with unobstructed openings with areas not less than 0.35 m<sup>2</sup> (3.8 ft<sup>2</sup>), with no dimension less than 380 mm (15").
  - c. Repair or replace the basement window so it is in good repair.
  - d. Retain a roofing contractor to assess the condition of the roof and provide this office with a copy of the report. You are required to conduct all necessary repairs as advised by the contractor.
  - e. Repair the second-floor hallway ceiling so that it is in good repair and easily cleanable.
  - f. Install handrails on all interior stairs where required. Handrails must extend the full length of the staircase and meet current building code.
  - g. Retain a certified pest control operator. Treat the premise as deemed necessary by the certified pest control operator. Provide this office with a detailed pest control report.
  - h. Remove all mouldy contaminated and/or water damaged materials throughout the premise and replace with new materials. Investigate source of water infiltration and conduct necessary repairs.
  - i. Ensure all walls, windows, ceilings, floors, and floor coverings are maintained in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean.
  - j. Ensure all bedroom doors are in good repair and capable of being latched closed.
  - k. Repair or replace the stove so that is fully functional and in a safe and proper operating condition.
  - l. Install a properly functioning washroom facility within the basement with a hand sink and mechanical ventilation. Alternatively, remove the toilet and properly cap the plumbing.
  - m. Replace the second-floor bathroom vanity so it is in good repair and easily cleanable.
  - n. Ensure all outlets, switches and fixtures are properly installed and maintained in a good and safe working condition. Install electrical outlet covers where required.
  - o. Repair the second-floor bathroom so that the walls and floors are smooth, non-absorbent to moisture and easy to clean. Ensure all walls form a watertight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower.
  - p. Repair the second-floor bathroom mechanical ventilation fan so that it is in good repair.
  - q. Install properly-sized flooring transition strips where required.

- r. Repair the exterior door frame and casing so that it is in good repair. Ensure the door is weatherproof.
- s. Repair the basement staircase riser so it is enclosed.

2. The work referred to in paragraph 1 shall be completed by October 9, 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, September 8, 2025.

Confirmation of a verbal order issued to Humza Jutt on September 10, 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](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>.

Order of an Executive Officer

RE: Those premises located in Edmonton, Alberta and municipally described as: Norshire Gardens, 2 – 14235 82 Street NW

Page 6 of 6

---

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

---

Edmonton • Seventh Street Plaza • Environmental Public Health

#900 – North Tower, 10030 107 Street NW, Edmonton, Alberta, Canada T5J 3E4

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