

**ORDER OF AN EXECUTIVE OFFICER
CLOSED FOR TENANT ACCOMMODATION PURPOSES
ORDER TO VACATE ON OR BEFORE JULY 30, 2026**

To: Ashot Khublaryan
"the Owner"

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

RE: Those housing premises located in Edmonton, Alberta and municipally described as:
172 Callingwood Place 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 July 30, 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. Arrange for a qualified plumbing contractor to identify and correct the cause of the sewage backup.
 - b. Remove and discard water damaged materials including carpet, drywall, ventilate and dry the basement.
 - c. Replace water damaged materials including walls and flooring.
 - d. Clean and disinfect all affected areas and maintain the premises in a sanitary condition.
 - e. Ensure all plumbing fixtures are in good repair and maintained in proper working condition.
 - f. Provide written documentation of the basement assessment and remedial work to an Alberta Health Services Executive Officer.
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 basement unit experienced a sewage backup from the main drain, causing wastewater to accumulate in the basement.
- b. There was water infiltration onto the basement carpet and drywall due to the sewage backup. The carpet was wet as shown by an elevated moisture reading of 26% REL moisture content. Drywall was also wet.
- c. The basement carpet and drywall were water damaged due to a sewage backup.

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 basement unit experienced a sewage backup from the main drain, causing wastewater to accumulate in the basement. 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.”
- b. There was water infiltration onto the basement carpet and drywall due to the sewage backup. The carpet was wet as shown by an elevated moisture reading of 26% REL moisture content. Drywall was also wet. This is in contravention of section 1(a)(b) of the Minimum Housing and Health Standards, which states that: “The housing premises shall be structurally sound. Basements, cellars or crawl spaces shall be structurally sound, maintained in good repair and free from water infiltration and accumulation.”
- c. The basement carpet and drywall were water damaged due to a sewage backup. The carpet measured 26% REL moisture content, and the drywall was wet at the time of inspection. 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.”

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 5, 2026
Confirmation of a verbal order issued to Ashot Khublaryan on July 29, 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
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>