

- o. Exposed electrical wires were observed on an electrical socket in the basement recreational room. Multiple electrical outlet covers throughout the house were either missing or broken. An uncovered electrical box with exposed wiring was observed in the basement recreation room.
- p. Extensive water damage observed on the wall and ceiling edge between the basement hallway and recreational room.
- q. The interior surfaces of the cupboard under the kitchen sink were water damaged.
- r. The basement ceiling surfaces were damaged, and a section of the ceiling was separated from the rest of the ceiling.
- s. Multiple holes observed on wall and ceiling surfaces throughout the house.
- t. A few kitchen floor tiles were loose and separating.
- u. The interior bottom part of the NE bedroom window frame was missing.
- v. The garage was full of clutter including mattresses, office chairs, garbage, cigarette butts, coffee machines, boxes, etc.
- w. SE bedroom door closet was detached from the closet and stored leaning against one of the bedroom walls.
- x. Multiple heat vent covers were missing throughout the house.
- y. Flying insects were observed on sticky traps attached to ceiling surfaces throughout the house and in the kitchen hand sink basin and recycling bin.
- z. There was an alleged mice problem as reported by the tenant.
- aa. Hot running water was not available in the house at the time of inspection.
- bb. A gap was observed between the main entrance door and doorframe making the door not weatherproof.
- cc. Main bedroom insect screen was broken. The patio door, the living room and SE bedroom windows were all missing insect screens.

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 furnace was not operational and a temporary heating unit, a space heater was observed in use. This is in contravention of Section 8(a) of the Minimum Housing and Health Standards, which states that “All heating facilities within a housing premises are to be properly installed and maintained in good working condition, and be capable of safely and adequately heating all habitable rooms”, Section 8(c) of the Minimum Housing and Health Standards, which states that “Cooking appliances and portable space heaters shall not be used as the primary source for the required heat to a habitable room” and Section 8(d) of the Minimum Housing and Health Standards, which states that “Every owner of a housing premises shall ensure a continuous supply of electricity, water and heat unless the rental agreement stipulates that such utility services are the sole responsibility of the occupant.”
- b. SE bedroom window locking mechanism could not secure the window. 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. Basement hallway smoke alarm was missing. 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.”

- d. 1 of 4 stove burners (left back stove burner) was not working. 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 that are maintained in a safe and proper operating condition. The refrigerator shall be capable of maintaining a temperature of 4 degrees C. (40oF).”
- e. The kitchen hand sink faucet base was detached from the countertop. This is in contravention of Section 6(a, c) of the Minimum Housing and Health Standards, which states that “(a) 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, pump out sewage holding tanks, septic tanks and the disposal system shall be maintained in a proper operating condition. (c) All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.”
- f. Overall sanitation was very poor. Air returns and heat vents were filthy, and multiple areas throughout the house were observed with miscellaneous items mounted on the floor including clothing, food items and refuse. Carpets throughout the facility were extremely dirty, had hardened and were partially covered with what appeared to be fecal material. This is in contravention of Section 16 of the Minimum Housing and Health Standards, which states that “The common area is not being maintained in a clean and sanitary condition. The owner shall ensure that all rooms and other areas used in common by the occupants of the individual dwellings are maintained in a clean and sanitary condition.”
- g. Mould-like growth observed on the wall and ceiling edge above the brown curtain between the basement hallway and recreational room, on the basement hallway ceiling surface by the light fixture and on the basement hallway ceiling surface that is separating from the rest of the ceiling. These are 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.”
- h. Floor, wall and ceiling surfaces throughout the house were soiled and unsanitary. This is in contravention of Section 16 of the Minimum Housing and Health Standards, which states that “The common area is not being maintained in a clean and sanitary condition. The owner shall ensure that all rooms and other areas used in common by the occupants of the individual dwellings are maintained in a clean and sanitary condition.”
- i. Upstairs washroom toilet was in disrepair and not working. This is in contravention of Section 6(c) and Section 7 of the Minimum Housing and Health Standards, which states that “All plumbing fixtures shall be serviceable, free from leads, trapped and vented to the outside. 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 that shall be serviceable, free from leaks, trapped and vented to the outside.”
- j. Upstairs hand sink basin was draining slowly. This is in contravention of Section 6(a) of the Minimum Housing and Health Standards, which states that “The plumbing system is not being maintained in proper operation condition. 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, pump out sewage holding tanks, septic tanks and the disposal system shall be maintained in a proper operating condition.”
- k. Basement washroom toilet was in disrepair as the water tank was missing. This is in contravention of Section 6(c) and Section 7 of the Minimum Housing and Health Standards, which states that “All plumbing fixtures shall be serviceable, free from leads, trapped and vented to the outside. 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 that shall be serviceable, free from leaks, trapped and vented to the outside.”

- l. Basement hand sink faucet 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.”
- m. Upstairs washroom ventilation fan appeared to be in disrepair as it was making a loud noise. 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..”
- n. Basement washroom ventilation fan was not operational, and its cover was partially detached and hanging from the ceiling. 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. .”
- o. Exposed electrical wires were observed on an electrical socket in the basement recreational room. Multiple electrical outlet covers throughout the house were either missing or broken. An uncovered electrical box with exposed wiring was observed in the basement recreation room. These are 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 good and safe working condition.”
- p. Extensive water damage observed on the wall and ceiling edge between the basement hallway and recreational room. This is in contravention of Section 5 of the Minimum Housing and Health Standards, which states that “All walls and ceilings are not maintained in good repair, free of cracks, holes and in a condition that renders it easy to clean. 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.”
- q. The interior surfaces of the cupboard under the kitchen sink were water damaged. This is in contravention of Section 5 of the Minimum Housing and Health Standards, which states that “All walls and ceilings are not maintained in good repair, free of cracks, holes and in a condition that renders it easy to clean. 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.”
- r. The basement ceiling surfaces were water damaged and a section of the ceiling was separated from the rest of the ceiling. This is in contravention of Section 5 of the Minimum Housing and Health Standards, which states that “All walls and ceilings are not maintained in good repair, free of cracks, holes and in a condition that renders it easy to clean. 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.”
- s. Multiple holes observed on wall and ceiling surfaces throughout the house. This is in contravention of Section 5 of the Minimum Housing and Health Standards, which states that “All walls and ceilings are not maintained in good repair, free of cracks, holes and in a condition that renders it easy to clean. 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. A few kitchen floor tiles were loose and separating, leaving wide gaps between grout. This is in contravention of Section 5 of the Minimum Housing and Health Standards,

- which states that “All 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. The interior bottom part of the NE bedroom window frame was missing. 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.”
 - v. The garage was full of clutter including mattresses, office chairs, garbage, cigarette butts, coffee machines, boxes, etc. This is in contravention of Section 16 of the Minimum Housing and Health Standards, which states that “The common area is not being maintained in a clean and sanitary condition. The owner shall ensure that all rooms and other areas used in common by the occupants of the individual dwellings are maintained in a clean and sanitary condition.”
 - w. SE bedroom door closet was detached from the closet and stored leaning against one of the bedroom walls. This is in contravention of Section 1(a) of the Minimum Housing and Health Standards, which states that “The housing premises shall be structurally sound.”
 - x. Multiple heat vent covers were missing throughout the house. This is in contravention of Section 8(a) of the Minimum Housing and Health Standards, which states that “All heating facilities within a housing premises are to be properly installed and maintained in good working condition.”
 - y. Flying insects were observed on sticky traps attached to ceiling surfaces throughout the house and in the kitchen hand sink basin and recycling bin. 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.”
 - z. There was an alleged mice problem as reported by the tenant. 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.”
 - aa. Hot running water was not available in the house at the time of inspection. This is in contravention of Section 9(a) of the Minimum Housing and Health Standards, which states that “Every building used in whole or in part, as housing premises shall be supplied with a potable water supply of sufficient volume, pressure and temperature to serve the needs of the inhabitants. (a) All hot running water shall be maintained at a temperature of not less than 46°C (114°F), and not more than 60°C (140°F) measured at the plumbing fixture.
 - bb. A gap was observed between the main entrance door and doorframe making the door 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.
 - cc. Main bedroom insect screen was broken. The patio door, the living room and SE bedroom windows were all missing insect screens. This is in contravention of Section 2(b)(iii) of the Minimum Housing and Health Standards, which states that “During the portion of the year when there is a need for protection against flies and other flying insects, every window or other device intended for ventilation shall be supplied with effective screens.”

AND WHEREAS, by virtue of the foregoing, the above noted premises are hereby declared to be **Closed for Tenant Accommodation Purposes**.

NOW THEREFORE, I hereby **ORDER** and **DIRECT**:

1. That the Owner(s) takes all steps necessary to ensure all Occupants vacate the above noted premises on or before April 13, 2026.
2. That the Owner(s) immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Ensure the furnace is maintained in good repair.
 - b. Stop using portable space heaters or cooking appliances as the primary source of heat for the house.
 - c. Repair or replace SE bedroom window locking mechanism with one that can secure the window.
 - d. Install a smoke alarm in the basement hallway. Ensure smoke alarms are operational at all times.
 - e. Repair or replace the left back stove burner. Ensure the stove is maintained in a safe and proper operating condition.
 - f. Repair or replace the detached kitchen faucet so it is properly mounted on the countertop. Repair or replace the leaky basement washroom hand sink faucet.
 - g. Declutter and properly dispose of refuse. A full deep cleaning of the premises is required. All carpets, walls, ceilings, counters, fixtures and all other surfaces that were found to be heavily soiled must be thoroughly cleaned and sanitized.
 - h. Determine and eliminate the source of excess moisture to stop mould-like growth. Remove and replace all mould contaminated and moisture damaged materials on the basement wall and ceiling surfaces. Ensure any repairs are conducted in compliance with Alberta Occupational Health & Safety (OHS) requirements for asbestos removal/abatement.
 - i. Ensure the furnace, air returns, ducts, heat vents and related parts are professionally cleaned, repaired or replaced as needed.
 - j. Repair or replace upstairs and basement washroom toilets. Ensure all toilets in the house are fully equipped and in good working condition.
 - k. Repair or replace upstairs hand sink basin and applicable plumbing fixtures. Ensure the house is equipped with a functional hand sink and that potable and wastewater plumbing is maintained in good working condition.
 - l. Repair or replace upstairs and basement washroom ventilation fans. Ensure mechanical ventilation units are properly secured to their mounting plates and maintained in good operating condition.
 - m. Repair or replace all damaged electrical outlet covers. Insulate all exposed electrical wires and ensure all electrical boxes are covered.
 - n. Repair or replace all damaged wall and ceiling surfaces.
 - o. Repair or replace all damaged cupboards.
 - p. Repair or replace separating kitchen floor tiles and grout.
 - q. Repair or replace NE bedroom window frame.
 - r. Repair or replace SE bedroom door closet.
 - s. Hire the services of a pest control professional to treat flying insects' and exterminate mice. Provide reports from the pest control professional to this office .
 - t. Ensure hot running water is readily available.
 - u. Repair or replace main entrance door. Ensure all windows and exterior doors are waterproof, windproof and weatherproof.
 - v. Install missing insect screens and repair or replace broken ones.

3. 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.

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, April 2, 2026
Confirmation of a verbal order issued to Karan Brar on March 31, 2026.

Executive Officer
Environmental Health Officer

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>

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