

**ORDER OF AN EXECUTIVE OFFICER  
CLOSED FOR TENANT ACCOMMODATION PURPOSES  
ORDER TO VACATE**

**To:** Asif Iqbal Qazi                      Aasia Munir  
          "the Owner"                      "the Owner"

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

**RE:** Those housing premises located in Strathcona County, Alberta and municipally described as: 21120 Highway 16 East Ardrossan.

**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 above ground septic tank adjacent to the premises is leaking sewage effluent onto the ground surface.
- b. The bedroom windows measured 13.5 inches by 28.5 inches and are not adequate for emergency egress. There is one window in each of the three bedrooms that all measured the same dimensions.
- c. There are no smoke alarms present in the premises.
- d. The back door opens to a 41-inch drop. There are no stairs or deck provided off the back door.
- e. There is exposed wiring in various areas of the premises, including light fixtures that are hanging by the wires.
- f. The front railing for the stairs at the front of the house is not secure and is only provided on one side of the stairs and platform.
- g. The back washroom ventilation fan does not work and there is no natural ventilation.
- h. There is a cracked stack pipe in the washroom adjacent to the kitchen.
- i. The cistern is not properly protected from contamination as there is no tight-fitting lid provided and a garbage bag is used to cover the opening.
- j. The cupboard surface under the kitchen sink is water damaged.
- k. There is water staining on the ceiling of the middle bedroom.
- l. There is missing exterior cladding in various exterior areas of the premises.
- m. There is a hole in the corner of the floor under the electrical panel near the front door.
- n. There are no insect screens on any of the openable windows.
- o. The kitchen sink plumbing is not properly trapped.
- p. There is an electrical panel in the washroom near the back door.
- q. The building water supply is fed by a cistern that is on the main floor of the premises.  
The frame of the building is twisting and not supported properly.

**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 above ground septic tank adjacent to the premises is leaking sewage effluent onto the ground surface. This is in contravention of Section 6(a) of the Minimum Housing and Health Standards, which states “every housing premises shall be connected to the public sewage system, or to an approved private sewage disposal system. 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.”
- b. The bedroom windows measured 13.5 inches by 28.5 inches and are not adequate for emergency egress. There is one window in each of the three bedrooms that all measured the same dimensions. This is in contravention of Section 3(b)(i)(ii) of the Minimum Housing and Health Standards, which states “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. Windows referred to in section 3(b)(i) shall provide unobstructed openings with areas not less than 0.35 m<sup>2</sup> (3.8ft<sup>2</sup>), with no dimension less than 380 mm (15”).”
- c. There are no smoke alarms present in the premises. This is in contravention of Section 12 of the Minimum Housing and Health Standards, which states “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. (a) Smoke alarms shall be operational and in good repair at all times.”
- d. The back door opens to a 41-inch drop. There are no stairs or deck provided off the back door. This is in contravention of Section 3(c)(i) of the Minimum Housing and Health Standards, which states “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.”
- e. There is exposed wiring in various areas of the premises, including light fixtures that are hanging by the wires. This is in contravention of Section 11 of the Minimum Housing and Health Standards, which states “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.”
- f. The front railing for the stairs at the front of the house is not secure and is only provided on one side of the stairs and platform. This is in contravention of Section 3(c)(i) of the Minimum Housing and Health Standards, which states “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.”
- g. The back washroom ventilation fan does not work and there is no natural ventilation. This is in contravention of Section 7(c) of the Minimum Housing and Health Standards, which states “all rooms containing a flush toilet and/or bathtub or shower shall be provided with natural or mechanical ventilation.”
- h. There is a cracked stack pipe in the washroom adjacent to the kitchen. This is in contravention of Section 6(c) of the Minimum Housing and Health Standards which states

- “all plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.”
- i. The cistern is not properly protected from contamination as there is no tight-fitting lid provided and a garbage bag is used to cover the opening. This is in contravention of Section 3(1)(iii) of the Housing Regulation, which states “subject to subsection (3) and section 4, an owner shall ensure that the occupants of the housing premises are supplied with adequate running hot and cold water that is safe for human consumption.”
  - j. The cupboard surface under the kitchen sink is water damaged. This is in contravention of Section 1(c) of the Minimum Housing and Health Standards, which states “building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.”
  - k. There is water staining on the ceiling of the middle bedroom. This is in contravention of Section 1(c) of the Minimum Housing and Health Standards, which states “building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.”
  - l. There is missing exterior cladding in various exterior areas of the premises. This is in contravention of Section 2(a) of the Minimum Housing and Health Standards, which states “The roof and exterior cladding of walls shall be maintained in a waterproof, windproof and weatherproof condition.”
  - m. There is a hole in the corner of the floor under the electrical panel near the front door. This is in contravention of Section 5 of the Minimum Housing and Health Standards, which states “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.”
  - n. There are no insect screens on any of the openable windows. This is in contravention of Section 2(b)(iii) of the Minimum Housing and Health Standards, which states “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.”
  - o. The kitchen sink plumbing is not properly trapped This is in contravention of Section 5(2) of the Housing Regulation, which states “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” and Section 6(a) of the Minimum Housing and Health Standards, which states “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.”
  - p. There is an electrical panel in the washroom near the back door. This is in contravention of Section 5(2) of the Housing Regulation, which states “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.”
  - q. The building water supply is fed by a cistern that is on the main floor of the premises. The frame of the building is twisting and not supported properly. This is in contravention of Section 5(2) of the Housing Regulation, which states “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” and Section 1(a) of the Minimum Housing and Health Standards, which states “The housing premises shall be structurally sound.”

**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 occupants vacate the above noted premises on or before September 30, 2024.
2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
  - a. Install a septic system that complies with all provincial and municipal guidelines and is maintained in a good working condition.
  - b. Install windows in the bedrooms that are adequate for emergency egress.
  - c. Install properly functioning smoke alarms.
  - d. Install stairs at the back door that are in compliance with building codes or secure the door in such a way that it cannot be opened.
  - e. Properly secure all exposed wiring so that it is not accessible by tenants.
  - f. Properly install and secure guard and handrails and ensure they are in compliance with building code requirements.
  - g. Ensure that all rooms containing a flush toilet have properly working ventilation, whether mechanical or natural.
  - h. Repair or replace the cracked stack pipe in the washroom adjacent to the kitchen.
  - i. Provide a tight-fitting lid for the cistern to protect the water supply from contamination.
  - j. Ensure that all water damaged building materials, including the cupboard surface under the kitchen sink and ceiling in the middle bedroom, is removed and replaced with material that is smooth, non-porous and impervious to moisture.
  - k. Replace or repair all missing and damaged exterior cladding.
  - l. Ensure all flooring, walls, and ceiling are free of cracks, holes, loose or lifting covering and in a condition that renders it easy to clean.
  - m. Ensure all openable windows are fitted with insect screens during the portion of the year when there is need for protection against flying insects.
  - n. Repair or replace the kitchen sink trap so it will be effective at preventing the escape of sewer gases and ensure it is in compliance with plumbing safety code requirements.
  - o. Remove the electrical panel from the washroom and install in an area that would be in compliance with electrical safety code requirements.
  - p. Obtain the services of a structural engineer or a Building Safety Codes Officer to assess any repairs or modifications needed to support the cistern located inside the premises and the twisted frame.
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 Strathcona County, Alberta, July 29, 2024  
Confirmation of a verbal order issued to Asif Qazi, on July 19, 2024.

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](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>.

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

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