

# ORDER OF AN EXECUTIVE OFFICER UNFIT FOR HUMAN HABITATION ORDER TO VACATE

**To:** N & IA Enterprises LTD.  
"the Owner"

Irfan Akram  
"the Owner"

Ronak Patni  
"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: 21216 Highway 16 East, Ardrossan, T8G 2C9, Modular Office Trailer

**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, in contravention of the Public Health Act and the Nuisance and General Sanitation Regulation, Alberta Regulation 243/2003 namely:

- a. There is no washroom available in the premises.
- b. The premises is not connected to a potable water supply.
- c. The premises is not connected to a private sewage disposal system.
- d. The common areas of the premises are not organized and easy to clean. There are office chairs stacked on tables, a table saw, unused appliances, and foam mattresses stored indiscriminately throughout the common area.
- e. Smoke alarms are not present in the premises.
- f. A kitchen is not available to the occupants of the premises.

**AND WHEREAS** such inspection disclosed that the following breaches of the Housing Regulation, Alberta Regulation 173/99, and the Minimum Housing and Health Standards exist in and about the above noted premises, namely:

- a. There is no washroom available in the premises, this is in contravention of Section 7 of the Minimum Housing and Health Standards, which states “except where exempt by regulation, 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.”
- b. The premises is not connected to a potable water supply, this is in contravention of Section 3(1)(b)(iii) of the Housing Regulation, which states “the occupants of the housing premises are to be supplied with adequate running hot and cold water that is safe for human consumption.” This is in contravention of Section 9 of the Minimum Housing and Health Standards, which states “every building used in whole or in part, as housing premises must 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 degrees C (114°F), and not more than 60 degrees C (140°F) measured at the plumbing fixture.”

- c. The premises is not connected to a private sewage disposal system, this is in contravention of Section 3(1)(b)(i) of the Housing Regulation, which states “the occupants of the housing premises are supplied with adequate sanitary facilities, including a sanitary drainage system or private sewage disposal system.”
- d. The common areas of the premises are not organized and easy to clean. There are office chairs stacked on tables, a table saw, unused appliances, and foam mattresses stored indiscriminately throughout the common area, this is in contravention of Section 3(1)(c) of the Housing Regulation, which states “the common areas of the housing premises, its fixtures and any furnishings provided by the owner are maintained in a clean and sanitary condition.”
- e. Smoke alarms were not observed 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.”
- f. A kitchen was not available to the occupants of the premises, this is in contravention of Section 12 of the Minimum Housing and Health Standards, which states “every housing premises shall be provided with a food preparation area, which includes: (i) a kitchen sink that is supplied with potable hot and cold water and suitably sized to allow preparation of food, washing utensils and any other cleaning operation; and (ii) cupboards or other facilities suitable for the storage of food; and (iii) a counter or table used for food preparation which shall be of sound construction and furnished with surfaces that are easily cleaned; and (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. (40°F).”

**AND WHEREAS**, by virtue of the foregoing, the above noted premises are hereby declared to be **Unfit for Human Habitation**.

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 February 6, 2025.
- 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. Cease all habitation of the modular office trailer until the premises are deemed habitable according to the Housing Regulation and the Minimum Housing and Health Standards.
- 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 vacant and secure from unauthorized entry.

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, February 18, 2025.

Confirmation of a verbal order issued to Ronak Patni on February 6<sup>th</sup>, 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>.

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