

ORDER OF AN EXECUTIVE OFFICER

To: **Gurmeet Singh Gurm**
"the Owner"

RE: Those housing premises located in Strathcona County, Alberta and municipally described as:
253 - 23248 Township Road 522
Sherwood Park
Alberta T8B 1H5

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 two basement bedrooms did not meet emergency egress window requirements. There was no window in the west bedroom. The east bedroom window measured 26 inches by 15 inches for an openable area of 2.7 square feet.
- b. Water damaged flooring had been removed in sections of basement leaving a glue layer on concrete and flooring scattered throughout basement area. The east bedroom, hallway and bathroom in the basement had water damaged flooring remaining in place. Water damaged baseboards and walls had not been removed.
- c. The basement bathroom had a hole in the ceiling with visible moisture damage and black speckles that appear to be mold.
- d. The upstairs ensuite bathroom had grout missing between the shower tiles.
- e. The upstairs ensuite bathroom had visible water damage to baseboards.
- f. The kitchen floor is missing grout.
- g. There were missing electrical outlet covers for both the kitchen and the main bedroom.
- h. The outside upper deck had signs of rot in the main weight bearing beam and does not appear to be properly secured.

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 two basement bedrooms did not meet emergency egress window requirements. There was no window in the west bedroom. The east bedroom window measured 26 inches by 15 inches for an openable area of 2.7 square feet. This is in contravention of Section 3(b)(ii) of the Minimum Housing and Health Standards, which states "Windows referred to in section 3(b)(i) shall provide unobstructed openings with areas not less than 0.35 m² (3.8ft²), with no dimension less than 380 mm (15")."
- b. Water damaged flooring had been removed in sections of basement leaving a glue layer on concrete and flooring scattered throughout basement area. The east bedroom, hallway and

bathroom in the basement had water damaged flooring remaining in place. Water damaged baseboards and walls had not been removed. 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". And 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."

- c. The basement bathroom had a hole in the ceiling with visible moisture damage and black speckles that appear to be mold. This is in contravention of Section 5 and 5(a) 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. 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 the bathtub or shower."
- d. The upstairs ensuite bathroom had grout missing between the shower tiles. This is in contravention of Section 5 and 5(a) 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. 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 the bathtub or shower."
- e. The upstairs ensuite bathroom had visible water damage to baseboards. 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".
- f. The kitchen floor is missing grout. This is in contravention of Section 5 and 5(b) 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. Rooms and sections of rooms that are used for food preparation and cooking shall have walls and floors constructed of materials which do not provide harbourage to dirt, grease, vermin and bacteria and that are easily kept clean."
- g. There were missing electrical outlet covers for both the kitchen and the main 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".
- h. The outside upper deck had signs of rot in the main weight bearing beam and does not appear to be properly secured. This is in contravention of Section 1(a), (c) and (d) of the Minimum Housing and Health Standards, which states that "The housing premises shall be structurally sound. Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced. Repairs or modifications required by the Executive Officer of any structural element of the housing premises may require the design and/or supervision of a professional structural engineer or a Safety Codes Officer (Building Discipline)".

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 basement bedroom windows to meet emergency egress requirements.
 - b. Remove water damaged materials in the basement including flooring, walls and baseboards. Sanitize remaining surfaces including floors with a sanitizing solution before replacing. Replace the flooring, walls and baseboards so these finishes are in good repair.
 - c. Remove the water damaged ceiling in the basement bathroom. Remove the source of water and make repairs as needed. Replace the ceiling and finish so it is watertight and in good condition.
 - d. Investigate the ensuite bathroom shower for signs of water damage under the tile and replace any water damaged materials. RegROUT the shower to provide a waterproof finish.
 - e. Investigate and eliminate the source of water damage to the baseboards in the ensuite bathroom. Replace the baseboards and finish so they are in good condition.
 - f. RegROUT the kitchen flooring so the floors can be kept clean.
 - g. Replace electrical outlet covers.
 - h. Obtain the services of a Safety Codes Officer (building discipline) or a structural engineer to provide an assessment of the safety of the upper deck. Do not allow access to this deck until the assessment is complete and the deck is deemed safe. Perform any necessary repairs to the deck as directed by the structural engineer or Safety Codes Officer.
2. The work referred to in paragraph 1 shall be completed by October 20, 2026.

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, Sept 25, 2026.

Confirmation of a verbal order issued to Gurmeet Gurm on Sept 17, 2026.

Executive Officer
Alberta Health Services

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
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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>

Sherwood Park • Strathcona County Health Centre • Environmental Public Health

2 Brower Drive, Sherwood Park, Alberta, Canada T8H 1V4

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