

## ORDER OF AN EXECUTIVE OFFICER

**To:** Lakhwinder Singh Sandhu  
"the Owner"

Kulwinder Shoker  
"the owner" [Property Manager]

**RE:** Those housing premises located in Edmonton, Alberta and municipally described as:  
3336 – 24 Avenue NW, T6T 1Y6.

**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. There was a mice infestation noted during the initial inspection. The inspection/treatment report from a professional pest control company was not received by AHS.
- b. The finishes in the Southeast basement bedroom were not complete.
- c. The drawer next to the left side of the stove was heat damaged.
- d. The smoke alarm in the basement was not installed.
- e. The mechanical ventilation in the basement washroom was not operational.
- f. There was a broken window in the Southeast basement bedroom.
- g. The glass on the garage door was broken.
- h. The patio insect screen was in disrepair.
- i. Several insect screens were missing throughout the house.

**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. Item (a) is in contravention of section 16(a) of the Minimum Housing and Health Standards which states: The owner shall ensure that the housing premises are free of insect and rodent infestations.
- b. Item (b) 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.
- c. Item (c) is in contravention of section 14(a)(ii)(iii) of the Minimum Housing and Health Standards which states that: Every housing premises shall be provided with a food preparation area, which includes: cupboards or other facilities suitable for the storage of food; an da counter or table used for food preparation which shall be of sound construction and furnished with surfaces that are easily cleaned.
- d. Item (d) 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. (a) Smoke alarms shall be operational and in good repair at all times.

- e. Item (e) 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.
- f. Items (f and g) are in contravention of section III(2)(b)(i, ii) of the Minimum Housing and Health Standards which states that: (i) All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof. (ii) In housing premises intended for use during the winter months, windows in habitable rooms shall protect against cold weather through the provision of a storm sash, double glazing, or other durable thermal/air resistant barrier as may be approved by the Executive Officer.
- g. Items (h and i) is in contravention of section III(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

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. Ensure that the housing premises are free of insect and rodent infestations. Contract the services of a licensed pest control operator. **A copy of the report of the assessment/treatment must be provided to this office.**
  - b. Ensure that the finishes in the Southeast basement bedroom are completed (ceiling and walls). Finishes must be smooth, easy to clean and non-absorbent.
  - c. Ensure that the drawer next to the left side of the stove is in good repair.
  - d. Installed a smoke alarm in the basement, between each sleeping area. Ensure that the smoke alarm is always operational and in good repair.
  - e. Ensure that the mechanical ventilation in the basement washroom is operational.
  - f. Replace the broken glass in the Southeast basement bedroom.
  - g. Replace the broken glass on the garage door.
  - h. Replace/Repair the insect screen on the patio door.
  - i. Ensure all windows have insect screens installed.
2. The work referred to in paragraph 1 shall be completed by the following dates:
  - a. Item (d) to be completed **immediately.**
  - b. Item (a) to be completed by **July 21, 2023.**
  - c. Items (b, c, e, f, g, h, and i) to be completed by **August 11, 2023.**

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, July 12, 2021.

Confirmation of a verbal order issued to the landlord on July 11, 2023.

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>.

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>

Template revised October 13, 2022