

**ORDER OF AN EXECUTIVE OFFICER
CLOSED FOR TENANT ACCOMMODATION PURPOSES
ORDER TO VACATE ON OR BEFORE SEPTEMBER 7, 2026**

To: Srihari Prasad Pahdy
"the Owner"

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

RE: Those housing premises located in Edmonton, Alberta and municipally described as: 40 Willowdale Place NW - Basement

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;

By virtue of the violations noted below, the above noted premises are hereby declared to be **Closed for Tenant Accommodation Purposes**.

I hereby **ORDER** and **DIRECT**:

1. That all occupants vacate the above noted premises.
2. That the Owner(s) ensure all Occupants vacate the above noted premises on or before September 7, 2026.
3. 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 L-shaped bedroom window meets egress requirements with no dimension less than 15 in. and an openable area no less than 3.8 sq. ft to allow for safe emergency exit.
 - b. Replace or remove the lockable security bars to ensure the security bars can be opened without the use of any tool or special knowledge.
 - c. Do not use the enclosed basement room as a sleeping area until an egress window is installed. The window must have no dimension, less than 15 in., and provide a minimum openable area of 3.8 sq. ft to allow for safe emergency exit.
 - d. Ensure the handrail is securely fastened against the wall.
 - e. Install a smoke alarm that is operational, in good repair and less than 10 years old, in the hallway adjacent to the sleeping areas.
 - f. Ensure the basement suite is equipped with a refrigerator that is operational and maintained in good repair.
 - g. Hire the services of a licensed pest control company to exterminate cockroaches. Submit related pest control reports to our office and maintain the premises in a clean and sanitary manner to prevent conditions that may promote harborage of pests.
 - h. Repair or replace the bathroom shower door and any related components and ensure the shower door is maintained in good repair.

- i. Install a ceiling in the basement bathroom and repair or replace the damaged bathroom floor, including installation of the missing transition strip.
4. 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 and secured from unauthorized entry.

These required actions are necessary given the presence of the following conditions identified during inspection 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, namely:

- a. The L shaped bedroom window was undersized, measuring 18 in. x 13 in, with an openable area of 1.63 sq. ft and did not meet emergency egress requirements.
- b. The L shaped bedroom window had a lockable security bar. The only acceptable security bars are quick release security bars which can be opened by pulling down the control arm.
- c. The enclosed basement room adjacent to the L-shaped bedroom contained a bed and lacked an emergency egress window.
- d. The handrail adjacent the basement staircase was loose.
- e. The basement suite lacked a smoke alarm.
- f. The basement suite lacked both a refrigerator and a stove.
- g. Two adult cockroaches were observed in crevices under the basement staircase.
- h. The basement bathroom shower door was detached from its frame.
- i. The basement suite bathroom lacked a ceiling, the bathroom floor was damaged, and the floor transition strip at the bathroom entrance was missing.

These observed public health nuisance conditions identified during inspection are violations of the Housing Regulation, Alberta Regulation 173/99, and the Minimum Housing and Health Standards, namely:

- a. The L shaped bedroom window was undersized, measuring 18 in. x 13 in, with an openable area of 1.63 sq. ft and did not meet emergency egress requirements. The enclosed basement room adjacent to the L-shaped bedroom contained a bed and lacked an emergency egress window. This is in contravention of section 3(b)(ii) of the Minimum Housing and Health Standards, which states that windows for emergency egress shall provide unobstructed openings with areas not less than 0.35 m² (3.8ft²), with no dimension less than 380 mm (15").
- b. The L shaped bedroom window had a lockable security bar. The only acceptable security bars are quick release security bars which can be opened by pulling down the control arm. This is in contravention of section 3(b)(iii) of the Minimum Housing and Health Standards, which states that if the window for emergency egress is provided with security bars, the security bars shall be installed so they may be opened from the inside without the use of any tools or special knowledge.
- c. The handrail adjacent the basement staircase was loose. This is in contravention of section 3(c)(i) of the Minimum Housing and Health Standards, which states that "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.”
- d. The basement suite lacked a smoke alarm. This is 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.”
 - e. The basement suite lacked both a refrigerator and a stove. 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. (40°F).”
 - f. Two adult cockroaches were observed in crevices under the basement staircase. 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.”
 - g. The basement bathroom shower door was detached from its frame. This is in contravention of section 7 of the Minimum Housing and Health Standards, which states that “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.”
 - h. The basement suite bathroom lacked a ceiling, the bathroom floor was damaged, and the floor transition strip at the bathroom entrance was missing. This 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.”

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, August 26, 2026

Confirmation of a verbal order issued to Shihary Pahdy on August 25, 2026.

Executive Officer
Environmental Health Officer

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>

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>.

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