

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

To: TD Urban Development LTD. Shamsheer Dosanjh
"the Owner" "the Owner"

Devinder Shory
"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: 73 52257 Range Road 231 (Lot 8, Plan 1989NY)

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 was sewage in the basement and frozen sewage in the garage. Fecal material and toilet paper were observed in these areas.
- b. The toilet in the northside washroom was not flushing and contained stagnant fecal matter.
- c. The sink in the northside washroom was not draining.
- d. There was no heat provided to the north side of the house. Temperature in the bedrooms, kitchen and living room ranged between 1.5°C – 3°C.
- e. The temperature in the southside living room was between 11°C – 14°C.
- f. There were no smoke alarms present at the premises.
- g. There was a broken windowpane in the northside living room.
- h. There was no guardrail provided for the balcony above the garage.
- i. There were open electrical fuse boxes at the living area and utility room close to the garage.
- j. Some areas of the wooden deck and the guardrails were rotten.
- k. There was mould growth on two northside bedroom window frames.

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 was sewage in the basement and frozen sewage in the garage. Fecal material and toilet paper were observed in these areas. 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. (a) 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 toilet in the northside washroom was not flushing and contained stagnant fecal matter. This is in contravention of 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, pump out sewage holding tanks, septic tanks and the disposal system shall be maintained in a proper operating condition.”
- c. The sink in the northside washroom was not draining. This is in contravention of 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, pump out sewage holding tanks, septic tanks and the disposal system shall be maintained in a proper operating condition.”
- d. There was no heat provided to the north side of the house. Temperature in the bedrooms, kitchen and living room ranged between 1.5°C – 3°C. This is in contravention of Section 8(a) of the Minimum Housing and Health Standards, which states “All heating facilities within a housing premises are to be properly installed and maintained in good working condition, and be capable of safely and adequately heating all habitable rooms, bathrooms, and toilet rooms within the building to a temperature of at least 22°C (71°F), or maintained at a temperature of at least 22°C (71°F) when the control of the supplied heat in a dwelling is the responsibility of a person other than the occupant.”
- e. The temperature in the southside living room was between 11°C – 14°C. This is in contravention of Section 8(a) of the Minimum Housing and Health Standards, which states “All heating facilities within a housing premises are to be properly installed and maintained in good working condition, and be capable of safely and adequately heating all habitable rooms, bathrooms, and toilet rooms within the building to a temperature of at least 22°C (71°F), or maintained at a temperature of at least 22°C (71°F) when the control of the supplied heat in a dwelling is the responsibility of a person other than the occupant.”
- f. There were no smoke alarms present at 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.”
- g. There was a broken windowpane in the northside living room. This is in contravention of Section 2(b) of the Minimum Housing and Health Standards, which states “All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof.”
- h. There was no guardrail provided for the balcony above the garage. This is in contravention of Section 3(c)(i) of the Minimum Housing and Health Standards, which states “Guards shall be maintained in good repair and shall comply with the requirements of the Alberta Building Code or a Professional Engineer design.”
- i. There were open electrical fuse boxes at the living area and utility room close to the garage. This is in contravention of Section 11 of the Minimum Housing and Health Standards, which states “Outlets, switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition.”

- j. Some areas of the wooden deck and the guardrails were rotten. 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 was mould growth on two northside bedroom window frames. 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 are missing baseboards at some sections in the northside living room. 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.”
- m. The finishing trim around the door frame in room 6 was detached. 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.”

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 March 8, 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. Repair or replace the sewage system and plumbing are so it is in proper operating condition.
 - b. Clean and disinfect all the surfaces that have been in contact with wastewater and sewage waste.
 - c. Repair or replace the toilet in the northside washroom so it is in a proper operating condition.
 - d. Repair or replace the sink in the northside washroom so it is in a proper operating condition.
 - e. Provide the housing premises with adequate heat.
 - f. Install smoke alarm at sleeping areas.
 - g. Replace the broken windowpane in the northside living room.
 - h. Install a guardrail at the balcony. The guardrail must comply with the requirements of the Alberta Building Code or a Professional Engineer design.
 - i. Cover exposed electrical panel boxes.
 - j. Repair or replace the rotten areas of the wooden deck and guardrails.
 - k. Identify and repair areas of water infiltration on the northside windows. Remove and replace water damaged materials.
 - l. Replace the missing baseboards in the northside living room so the finishes are in a condition that renders it easy to clean.

- m. Repair or replace the detached door frame in room 6 so the finishes are in a condition that renders it easy to clean.
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 27, 2025

Confirmation of a verbal order issued to Crystal-Anne Berridge on February 25, 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
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

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