

## ORDER OF AN EXECUTIVE OFFICER FOR REPAIR

**To:**                **NSR Investments Inc.**                **Jain Dhaval**                **Makker Sahil**  
                          **“Owners”**                                **“Owner”**                                **“Owner”**

**Fadil Murati with Ayre & Oxford Inc.**  
                          **“Property Manager”**

**RE:**                Those housing premises located in Edmonton, Alberta and municipally described as:  
                          5607 118 Avenue Suite 103 NW (Block 2, Plan 0821285)

**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 were two burners on the stove that was not functioning.
- b. There was no smoke alarm installed on the ceiling in the hallway outside the bedrooms.
- c. There was a missing light fixture, exposing uncapped electrical wires for the light located in the suite entrance hallway.
- d. The light switch cover plate and the light switch was missing, exposing the electrical wires for the light switch that operates the light outside the bathroom. The tenant was using the electrical wires to turn the light on and off.
- e. The kitchen tap had a continuous drip.
- f. The window in the bathroom could not be opened.

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

- a. Item (a) is in contravention of section IV(14)(a)(i) 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.
- b. Item (b) is in contravention of section IV(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.
- c. Items (c and d) is in contravention of section IV(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.

- d. Item (e) is in contravention of section IV(6)(c) of the Minimum Housing and Health Standards which states that: All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.
- e. Item (e) is in contravention of section IV(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.

NOW THEREFORE, I hereby **ORDER** and **DIRECT**:

1. That the Owner undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
  - a. Install a smoke alarm on the ceiling in the hallway outside the bedrooms.
  - b. Repair or replace the stove. Ensure that the stove is in a safe working condition.
  - c. Hire a qualified electrician to install a light fixture for the suite entrance hallway and to install a light switch cover plate and an electrical light switch for the light fixture located outside the bathroom.
  - d. Hire a qualified plumber to repair the kitchen tap. Ensure all plumbing fixtures are serviceable, free from leaks, trapped and vented to the outside.
  - e. Install mechanical ventilation fan or ensure that the bathroom window can be opened. Ensure that the bathrooms are supplied with a ventilation system.
2. The work referred to in paragraph 1 shall be completed by December 1, 2022.
3. If this premises becomes vacant it is to remain vacant until all the above repairs have been completed.

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, 04 November 2022

Confirmation of a verbal order issued to Fadil Murati 01 November 2022

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:

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RE: Those premises located in Edmonton, Alberta and municipally described as: 5607 118 Avenue Suite 103 NW Edmonton Alberta

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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 [www.qp.gov.ab.ca](http://www.qp.gov.ab.ca).

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Copies of standards are available by contacting the Health Protection Branch of Alberta Health at 780-427-4518 or by visiting: <https://www.alberta.ca/health-standards-and-guidelines.aspx>

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**Edmonton • Environmental Public Health**

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**[www.albertahealthservices.ca/eph.asp](http://www.albertahealthservices.ca/eph.asp)**