

ORDER OF AN EXECUTIVE OFFICER

To: Jutt Holdings INC. Farooq Jutt Reena Mani Heather Bonenfant
"the Owner" "the Owner" "the Owner" "the Owner"

RE: Those housing premises located in Edmonton, Alberta and municipally described as:

09 – 7112 118 Avenue NW Edmonton, AB T5B 0P5

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 no electricity being supplied to the unit at the time of inspection.
- b. The egress window in the bedroom was screwed shut at the time of inspection.
- c. The lock for the bedroom window was damaged and not capable of securing the window.

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. There was no electricity being supplied to the unit at the time of inspection. This is in contravention of Section 8(d) of the Minimum Housing and Health Standards, which states that "Every owner must ensure a continuous supply of electricity, water and heat unless the rental agreement stipulates that such utility services are the sole responsibility of the occupant."
- b. The egress window in the bedroom was screwed shut at the time of inspection. This is in contravention of Section 3(b)(i) of the Minimum Housing and Health Standards, which states that "For buildings of 3 storeys or less and except where a bedroom door provides access directly to the exterior or the suite is sprinklered, each bedroom shall have at least one outside window which may be opened from the inside without the use of tools or special knowledge."
- c. The lock for the bedroom window was damaged and not capable of securing the window. This is in contravention of Section 3(a) of the Minimum Housing and Health Standards, which states that "Exterior windows and doors shall be capable of being secured."
- d. There was a gap present along the joint between the ceiling and wall of the bathroom. As a result, the ceiling/walls did not form a watertight joint. This is in contravention of Section 5(a) of the Minimum Housing and Health Standards, which states that "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 with the bathtub or shower."
- e. The counter behind the kitchen sink was damaged and rotted. This is in contravention of Section 14(a)(iii) of the Minimum Housing and Health Standards, which states that "Every housing premises shall be provided with a food preparation area, which includes:... (iii) a

counter or table used for food preparation which shall be of sound construction and furnished with surfaces that are easily cleaned;".

- f. The surface of the bathtub was chipped. This is in contravention of Section 6(a) of the Minimum Housing and Health Standards, which states that "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, pumpout sewage holding tanks, septic tanks and the disposal system shall be maintained in a proper operating condition."
- g. The bathroom vanity door was damaged. 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."

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. Hire the services of a licensed electrician to investigate the lack of electricity to the unit and to conduct repairs to facilitate restoration of the power. Provide information to AHS EPH (Alberta Health Services Environmental Public Health) as to the cause of the disruption and the steps taken to correct it.
 - b. Remove the screws from the window in the bedroom to ensure it is capable of opening properly and providing a path of egress.
 - c. Repair or replace the damaged lock for the bedroom window.
 - d. Repair the joint between the ceiling and wall of the bathroom. Ensure all joints form a watertight seal.
 - e. Remove and replace the damaged materials along the kitchen counter. Ensure the resulting surfaces are smooth, impervious to moisture, and easy to clean.
 - f. Refinish the surface of the bathtub to ensure the surface is smooth, impervious to moisture, and easy to clean.
 - g. Repair or replace the bathroom vanity door.
2. The work referred to in paragraph 1(a - c) shall be completed by January 26, 2026.
The work referred to in paragraph 1(d – g) shall be completed by February 13, 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 Edmonton, Alberta, January 12, 2026.

Confirmation of a verbal order issued to Heather Bonenfant on January 8, 2026.

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>

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www.albertahealthservices.ca/eph.asp