

## **ORDER OF AN EXECUTIVE OFFICER CLOSED FOR TENANT ACCOMMODATION PURPOSES**

**To:** Amandeep Saini & Ramandeep Saini  
“the Owners”

**RE:** Those housing premises located in Edmonton, Alberta and municipally described as:  
9708 65 Avenue NW; Plan 6045HW, Block 27, Lot 17

**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 Nuisance and General Sanitation Regulation, Alberta Regulation 243/2003 namely:

- a. None of the bedroom windows comply with the emergency egress requirements to allow occupants to escape in an emergency:
  - The two awning windows in the basement bedroom either could not be opened or it could not stay in a fully open position.
  - The sliding window in the main floor north bedroom (facing the backyard) had an opening measured at 20.25"W X 20.5"H = 2.88 sqft.
  - The crank style windows in the main floor south bedroom (facing the front yard) had openings measured at 17"W X 30.5"H = 3.6 sqft.
- b. The metal guards at the front entrance did not comply with the Alberta Building Code posting a fall hazard:
  - The height of these metal guards was 30 inches.
  - These metal guards had no balusters.
- c. There was no smoke alarm near the basement bedroom to alert occupants in an event of fire.
- d. Several electrical hazards were noted:
  - Electrical outlets next to the sinks in both kitchens were not Ground Fault Circuit Interrupters.
  - The three-prong electrical outlets were not grounded except for ones in the main floor kitchen.
- e. Mould was visible along the edge of the ceiling opening in the basement bathroom.

**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. The bottom concrete step at the front entrance was split in half along the entire length of the step. 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.”*
- b. The window in the basement open area was cracked. This is in contravention of section 2(b)(i) 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.”*
- c. A window in the basement bedroom was single paned. This is in contravention of section 2(b)(ii) of the Minimum Housing and Health Standards which states: *“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.”*
- d. Numerous insect screens were missing, torn, or ill-fitting:
  - The screen on a basement bedroom window was unable to stay put inside the window frame.
  - The screen on the storm door at the back entrance was torn.
  - The window in the covered porch at the back of the house was missing a screen.
  - The kitchen window was missing a screen.
  - The screen in the main floor south bedroom window was torn.

These are in contravention of section 2(b)(iii) of the Minimum Housing and Health Standards which states: *“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.”*

- e. The window in the covered porch at the back of the house was missing a locking hardware. This is in contravention of section 3(a) of the Minimum Housing and Health Standards which states: *“Exterior windows and doors shall be capable of being secured.”*
- f. None of the bedroom windows comply with the emergency egress requirements to allow occupants to escape in an emergency:
  - The two awning windows in the basement bedroom either could not be opened at all or it could not stay in a fully open position.
  - The sliding window in the main floor north bedroom (facing the backyard) had an opening measured at 20.25"W X 20.5"H = 2.88 sqft.
  - The crank style windows in the main floor south bedroom (facing the front yard) had openings measured at 17"W X 30.5"H = 3.6 sqft.

These are in contravention of section 3(b) of the Minimum Housing and Health Standards which states: *“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.”* And section 3(b)(i) of the Minimum Housing and Health Standards which states: *“Windows referred to above shall provide unobstructed openings with areas not less than 0.35 m<sup>2</sup> (3.8ft<sup>2</sup>), with no dimension less than 380 mm (15”).”*

- g. The metal guards at the front entrance did not comply with the Alberta Building Code posting a fall hazard:

- The height of these metal guards was 30 inches.
- These metal guards had no balusters.

This is in contravention of section 3(c)(i) of the Minimum Housing and Health Standards which states: *“Inside or outside stairs or porches including all treads, risers, supporting structural members, rails, 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.”*

- h. Parts of the floor and ceiling in this rental accommodation were damaged:

- The linoleum flooring in the covered back porch was cracking and peeling.
- There was a hole on the ceiling in the basement bathroom.

These are 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.”*

- i. The shower stall in the basement bathroom was damaged and not watertight:

- Parts of the shower stall surround were missing.
- Painted wood trims were used inside the shower stall.
- The door on the shower stall has been removed.

These are in contravention of section (5)(a) of the Minimum Housing and Health Standards which states: *“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.”*

- j. Walls in the main floor bathroom were damaged and not watertight:

- The paint finish on the walls in the main floor bathroom was chipping and peeling.
- Caulking around the bathtub has deteriorated.

These are in contravention of section (5)(a) of the Minimum Housing and Health Standards which states: *“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.”*

- k. The shower faucet in the basement bathroom has been removed. 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, pumpout sewage holding tanks, septic tanks and the disposal system shall be maintained in a proper operating condition.”*
- l. The basement bathroom did not have a mechanical fan; the window could not be opened for ventilation. This is in contravention of section 7(c) of the Minimum Housing and Health Standards which states: *“All rooms containing a flush toilet and/or bathtub or shower shall be provided with natural or mechanical ventilation.”*
- m. Several electrical hazards were noted:
- The electrical outlets next to the sinks in both kitchens were not Ground Fault Circuit Interrupters.
  - The three-prong electrical outlets in the house were not grounded except for the ones in the main floor kitchen.

These are in contravention of section 11 of the Minimum Housing and Health Standards which states: *“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.”*

- n. Two electrical outlets were defective:
- An electrical outlet in the main floor north bedroom had no power.
  - An electrical outlet in the basement bedroom was missing a cover.

These are in contravention of section 11 of the Minimum Housing and Health Standards which states: *“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.”*

- o. There was no smoke alarm nearby the basement bedroom to alert occupants in an event of fire. 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.”*
- p. Mould was visible along the edge of the ceiling opening in the basement bathroom. This is in contravention of section 5(2) of the of the Housing Regulation which states: *“No person shall cause or permit any condition in the housing premises that is or may become injurious or dangerous to the public health, including any condition that may hinder in any way the prevention or suppression of disease.”*

**AND WHEREAS**, by virtue of the foregoing, the above noted premises are hereby declared to be **Closed for Tenant Accommodation Purposes**.

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. Repair or replace the bottom concrete step at the front entrance.
  - b. Replace the cracked windowpane in the basement.
  - c. Provide a winter sash for the window in the basement bedroom. Alternately, replace the window with one that is double glazed.
  - d. Replace all the missing, torn, and ill-fitting insect screens on the windows and storm door.
  - e. Install a functional locking hardware on the window in the covered back porch.
  - f. Replace all bedroom windows to comply with the emergency egress requirements.
  - g. Replace or retrofit the metal guards at the front entrance. These guards should be at least 36 inches tall with openings less than 4 inches.
  - h. Replace the damaged linoleum flooring in the covered back porch.
  - i. Repair the ceiling in the basement bathroom.
  - j. Repair the shower stall interior with waterproof materials.
  - k. Install a shower door to provide a watertight closure.
  - l. Sand and repaint the main floor bathroom walls to provide washable surfaces.
  - m. Replace the old caulking around the bathtub in the main floor bathroom.
  - n. Restore the water supply to the basement shower stall and install a functional shower head.
  - o. Install a mechanical fan or repair the window so it could be opened for ventilation in the basement bathroom.
  - p. Replace the electrical outlets next to the kitchen sinks with Ground Fault Circuit Interrupters.
  - q. Upgrade or retrofit the electrical system to provide grounding protection.
  - r. Repair or replace the defective electrical outlet or components connecting to the outlet in the main floor north bedroom.
  - s. Replace the missing cover on an electrical outlet in the basement bedroom.
  - t. Install a functional smoke alarm outside the basement bedroom.
  - u. Remove and replace all mould contaminated and moisture damaged materials in the basement bathroom.

2. 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.

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, June 23, 2025

Executive Officer  
Environmental Health Officer

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>

---

Edmonton • Seventh Street Plaza • Environmental Public Health

9<sup>th</sup> Floor North Tower, 10030 107 Street NW, Edmonton, Alberta, T5J 3E4

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