

**ORDER OF AN EXECUTIVE OFFICER
CLOSED FOR TENANT ACCOMMODATION PURPOSES
ORDER TO VACATE**

To: A1 Delievery & Moving Inc.
Jaspal Boparai
“the Owner”

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

RE: Those housing premises located in Athabasca, Alberta and municipally described as:
4912 49 Street

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. The second furnace unit in the basement level does not appear to be operational.
- b. The stove top/oven units in each suite level (basement, main and upper) are not operational.
- c. Exposed electrical wiring and missing switch plates in the basement level suite ceiling and walls.
- d. Cracks and holes observed along the walls, flooring and ceiling in each suite (basement, main and upper levels).
- e. There is no mechanical or natural ventilation in the main level suite washroom.
- f. The main level suite shower faucet has no showerhead attached.
- g. The main level bathroom suite has no ceiling above the bathtub, with exposed insulation and piping.
- h. There is an accumulation of debris throughout the building.
- i. The main level suite kitchen and main level suite master bedroom windows are missing tight fitting insect screens.
- j. The front step exterior wood stairs are cracked and deteriorating.
- k. There is evidence of water infiltration in the upper level suite kitchen ceiling.
- l. There are several broken and cracked windows in the bedroom and living room of the basement level suite.
- m. The bedroom window of the master bedroom in the main level suite is cracked.
- n. The main level suite kitchen sink plumbing is leaking.
- o. The northeast and northwest bedrooms of the upper level suite has cracked room doors.
- p. The northeast bedroom of the upper level suite is missing a doorknob and in-place, is a hasp lock on the outside instead.
- q. The bathroom in the upper level suite is missing a mechanical ventilation cover.
- r. The toilet seat in the upper level suite bathroom is cracked.
- s. There is currently no water supply to the building.

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 second furnace unit in the basement level does not appear to be operational. This is in contravention of section IV(8)(a)(i) 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).
- b. The stove top/oven units in each suite level (basement, main and upper) are not operational. This is in contravention of section IV(14)(a)(iv) of the Minimum Housing and Health Standards which states: 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°C (40°F).
- c. Exposed electrical wiring and missing switch plates in the ceiling and walls of the basement level suite. This is in contravention of section IV(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.
- d. Cracks and holes observed along the walls, flooring and ceiling in each suite (basement, main and upper levels). This is in contravention of section III(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.
- e. There is no mechanical or natural ventilation in the main level suite washroom. This is in contravention of section IV(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.
- f. The main level suite shower faucet has no shower head attached. This is in contravention of section IV(7) of the Minimum Housing and Health Standards which states: 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.
- g. The main level suite has no ceiling above the bathtub, with exposed insulation and piping present. This is in contravention of section III(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. (a) 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.
- h. There is an accumulation of debris throughout the building. This is in contravention of section IV(16) of the Minimum Housing and Health Standards which states: The owner shall ensure that all rooms and other areas used in common by the occupants of the individual dwellings are maintained in a clean and sanitary condition.
- i. The main level suite kitchen and main level suite master bedroom windows are missing tight fitting insect screens. This is in contravention of section III(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.
- j. The front exterior wood steps are cracked and deteriorating. This is contravention of section III(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, 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.
 - k. There is evidence of water infiltration in the upper level suite kitchen ceiling. This is contravention of section III(2)(a) of the Minimum Housing and Health Standards which states: The roof and exterior cladding of walls shall be maintained in a waterproof, windproof and weatherproof condition.
 - l. There are several broken and cracked windows in the bedroom and living room of the basement level suite. This is in contravention of section III(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.
 - m. The bedroom window of the master bedroom in the main level suite is cracked. This is in contravention of section III(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.
 - n. The main level suite kitchen sink plumbing is leaking. This is in contravention of section III(6)(c) of the Minimum Housing and Health Standards which states: All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.
 - o. The northeast and northwest bedrooms of the upper level suite has cracked room doors. This is in contravention of section III(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.
 - p. The northeast bedroom of the upper level suite is missing a doorknob and in-place, is a hasp lock on the outside. This is in contravention of section (3)(1)(a)(iii) of the Housing Regulation which states: An owner shall ensure that the housing premises are in good repair.
 - q. The bathroom in the upper level suite is missing a mechanical ventilation cover. This is in contravention of section (3)(1)(a)(iii) of the Housing Regulation which states: An owner shall ensure that the housing premises are in good repair.
 - r. The toilet seat in the upper level suite is in disrepair. This is in contravention of section 3(1)(a)(iii) of the Housing Regulation which states: An owner shall ensure the housing premises are in good repair.
 - s. There is currently no water supply to the building. This is in contravention of section IV(9) of the Minimum Housing and Health Standards which states: Every building used in whole or in part, as housing premises must be supplied with a potable water supply of sufficient volume, pressure and temperature to serve the needs of the inhabitants.

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(s) takes all steps necessary to ensure all Occupants vacate the above noted premises on or before January 26, 2026.

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. Ensure left furnace unit is repaired and operating at full efficiency.
 - b. Ensure all stove top/oven units in each suite level are either repaired or replaced.
 - c. Ensure all electrical wiring on the ceiling and walls of the basement level suite is well covered and protected; and that missing switch plates are replaced.
 - d. Ensure all walls, floors and ceilings are free of cracks and holes in each suite level.
 - e. Ensure the main level suite washroom is equipped with adequate natural or mechanical ventilation.
 - f. Ensure the main level suite shower is equipped with a functional shower head.
 - g. Ensure the ceiling above main level suite bathtub is replaced and in good repair.
 - h. Ensure all accumulated debris is removed so all suite levels are maintained in a clean and sanitary condition.
 - i. Install insect screens in the main level suite kitchen and master bedroom.
 - j. Ensure front step exterior stairs are repaired in accordance to Alberta Building Code.
 - k. The source of water infiltration on the roof must be investigated; ensure roofing is in good repair.
 - l. Repair or replace all windows that are in disrepair in the basement level suite. Ensure that windows are: maintained in good repair, free of cracks and weatherproof. Ensure windows in bedrooms are provided with unobstructed openings with areas not less than 0.35 m² (3.8ft²), with no dimension less than 380 mm (15") to allow for proper emergency egress.
 - m. Repair or replace master bedroom window in main level suite; ensure that windows are: maintained in good repair, free of cracks and weatherproof; and shall provide unobstructed openings with areas not less than 0.35 m² (3.8ft²), with no dimension less than 380 mm (15") to allow for proper emergency egress.
 - n. Ensure the leak in the main level suite kitchen sink plumbing is repaired or replaced.
 - o. Ensure the northeast and northwest room doors are repaired.
 - p. Remove the hasp lock on the outside of the northeast bedroom and ensure a suitable doorknob is installed.
 - q. Install a proper fitting cover to the mechanical ventilation fan in the bathroom of the upper level suite.
 - r. Replace or repair the toilet seat in the upper suite bathroom.
 - s. Ensure that water supply is restored to the building.
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 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 Athabasca, Alberta, January 21, 2026.
Confirmation of a verbal order issued to Building manager, Darcy Hemmings and Owner Jaspal Boparai on January 21, 2026.

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
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>

Copy Town of Athabasca

Athabasca • Athabasca Community Health Services • Environmental Public Health
3401 48th Avenue and Athabasca, AB, Canada T9S 1M7

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