

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

To: Jaspal Boparai
"the Owner"

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

RE: Those housing premises located in Athabasca County, Alberta and municipally described as: 634038 Highway 63

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. A fridge is not available in the home.
- b. The furnace does not appear to be in a proper working condition; exposed uncapped wires are hanging from the open furnace panel.
- c. There is no supply of electricity to the home.
- d. Proper heat is not provided to the entire home.
- e. Windows throughout the premises are not able to be secured.
- f. Large amounts of mouse droppings are observed through the plastic cover on the ceiling insulation. Some mouse droppings are observed on a kitchen countertop as well.
- g. There are no smoke alarms installed in the home.
- h. The housing premises is not provided with any potable water source.
- i. A window in the back bedroom is noted to have one windowpane, with a tarp secured to cover the remainder of the area where windowpanes are missing.
- j. A window in the living room/dining room area is noted to be heavily cracked, and pieces of the window are missing. Cardboard and tape are used to secure and hold the glass in place.

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. A fridge is not available in the home. This is in contravention of Section 14(a)(iv) of the Minimum Housing and Health Standards which states that “Every housing premises shall be provided with a food preparation area which includes (iv) 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 degrees Celsius (40 degrees F).”
- b. The furnace does not appear to be in a proper working condition; exposed uncapped wires are hanging from the open furnace panel. This is in contravention of section 8(a)(i) of the Minimum Housing and Health Standards which states that “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).”
- c. There is no supply of electricity to the home. 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.”
- d. Proper heat is not provided to the entire home. 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.”
- e. Windows throughout the premises are not able to be secured. 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.”
- f. Large amounts of mouse droppings are observed through the plastic cover on the ceiling insulation. Some mouse droppings are observed on a kitchen countertop as well. This is in contravention of section 16(a) which states that “The owner shall ensure that the housing premises are free of insect and rodent infestation.”
- g. There are no smoke alarms installed in the home. This is in contravention of section 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.”
- h. The housing premises is not provided with any potable water source. This is in contravention of section 3(1)(b)(iii) of the Housing Regulation (AR 173/1999) and section 9 of the Minimum Housing and Health Standards. Section of 3(1)(b)(iii) of the Housing Regulation (AR 173/1999) states that “Subject to subsection (3) and section 4 an owner shall ensure that (b) the occupants of the housing premises are supplied with adequate running hot and cold water that is safe for human consumption.” Section 9 of the Minimum Housing and Health Standards states that “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.”

- i. A window in the back bedroom is noted to have one windowpane, with a tarp secured to cover the remainder of the area where windowpanes are missing. This is in contravention of section 2(b)(i) which states that “All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof.”
- j. A window in the living room/dining room area is noted to be heavily cracked, and pieces of the window are missing. Cardboard and tape are used to secure and hold the glass in place. This is in contravention of section 2(b)(i) which states that “All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof.”

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**:T

1. That the occupants vacate the above noted premises on or before September 8, 2025.
2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. A fridge in a good working condition and capable of maintaining proper temperatures must be provided in the kitchen.
 - b. The furnace must be maintained in a safe and proper working condition.
 - c. The home must be provided with a safe and proper supply of electricity.
 - d. Proper heat must be provided to the entire home.
 - e. Windows must be installed properly and have adequate locks to ensure that they can be secured.
 - f. The housing premises must be assessed by a professional licensed pest control professional to ensure mice are eliminated properly and any holes and points of entry are properly covered and blocked.
 - g. Operational smoke alarms must be installed between each sleeping area and appropriate areas within the remainder of the housing premises.
 - h. The housing premises must be supplied with a potable water supply of sufficient volume, pressure and temperature to serve the needs of the inhabitants.
 - i. Windows must be properly installed in the back bedroom to cover the entire opening area to ensure that the premises can be maintained in weatherproof condition.

- j. The windows in the living room must be replaced to be fully intact and properly weatherproof.
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, September 5, 2025
Confirmation of a verbal order issued to Jaspal Boparai on September 4, 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
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 Athabasca County

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