

## ORDER OF AN EXECUTIVE OFFICER

**To:** Gus Halabi; Fadi Ali; 214896 Alberta Ltd.  
“the Owner”

**RE:** Those housing premises located in Brooks, Alberta and municipally described as:  
135 1 Street E

**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. Four bottom units of the rental complex each contain a bedroom window with an openable space that measures 17.5 by 26.5 inches, which is 3.2 square feet.
- b. There are no handrails on either set of stairs to the lower floor in the common hallways.
- c. The cement pad on the west side of the building is sloping in towards the main door. The overall gradient is sloped towards 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. All four bottom units of the rental complex contain a bedroom window with an openable space that measures 17.5 by 26.5 inches, which is 3.2 square feet. This contravenes 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; and section 3(b)(ii): Windows referred to in section 3(b)(i) 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”).
- b. There are no handrails on either set of stairs to the lower floor in the common hallways. This contravenes sections III(3)(c)(i) of the Minimum Housing and Health Standards which states that: 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.
- c. The cement pad on the west side of the building is sloping in towards the main door. The overall gradient is sloped towards the building, directing water and snow melt towards the building. This contravenes sections III(1)(b) of the Minimum Housing and Health Standards which states that: Basements, cellars, or crawl spaces shall be structurally sound, maintained in good repair and free from water infiltration and accumulation.

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. Replace the four bedroom windows with an egress window that contains an openable space no less than 3.8 square feet and no dimension less than 15 inches, such as a swing open window on a vertical axis.
  - b. Install handrails.
  - c. Repair gradient surrounding the rental complex to direct water away from the building.
2. The work referred to in paragraph 1 shall be completed by September 1, 2023.

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 Brooks, Alberta, July 13, 2023

Confirmation of a verbal order issued to Gus Halabi on July 13, 2023

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](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>

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Environmental Public Health

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Medicine Hat: Suite 200 – 88 Valleyview Dr SW T1A 8N6 | 403 502-8205 | Fax 1-403-592-4144  
<https://www.ahs.ca/eph>