

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

To: **Varun Batra**
“the Owner”

Vivek Tanwar
“the Owner”

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

RE: Those housing premises located in Lethbridge, Alberta and municipally described as:
419 – 12 Street N.

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 windows in the main floor bedrooms were sealed shut and not openable.
- b. The windows in the main floor bedrooms were single pane.
- c. The front living room window was a single pane and not properly weatherproof.
- d. The toilet was not secured to the floor.
- e. The flooring transition strips leading from the living room into the kitchen and the kitchen into the bathroom were broken and no longer fastened to the floor.
- f. The stairs leading out of the laundry room were missing nosing. The front edges of the flooring on these stairs were jagged and sharp.
- g. The front door to the home was not in proper operating condition. The door did not latch properly.
- h. The back door and the laundry room door were not weatherproof. Sunlight can be seen around both of these doors.
- i. There was evidence of a mouse infestation in the home. Dead mice were found in traps in the basement.

- j. Some of the heat registers on the main floor were not connected to the ducting in the basement.

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 windows in the main floor bedrooms were sealed shut and not openable which is in contravention of section III(3)(b) of the Minimum Housing and Health Standards which states that: For buildings of 3 stories 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.
- b. The windows in the main floor bedrooms were single pane which is in contravention of section III(2)(b)(ii) of the Minimum Housing and Health Standards which states that: 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.
- c. The front living room window was single pane and not properly weatherproof which is in contravention of section III(2)(b)(ii) of the Minimum Housing and Health Standards which states that: 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
AND
Section III(2)(b)(i) of the Minimum Housing and Health Standards which states that: All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof.
- d. The toilet was not secured to the floor which is in contravention of section 3(1)(a)(iii) of the Housing Regulation which states that: an owner shall ensure that the housing premises are in good repair.
- e. The flooring transition strips leading from the living room into the kitchen and the kitchen into the bathroom were broken and no longer fastened to the floor which is in contravention of section III(5) of the Minimum Housing and Health Standards which states that: 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.
- f. The stairs leading out of the laundry room were missing nosing. The front edges of the flooring on these stairs were jagged and sharp which is in contravention of section III(5) of the Minimum Housing and Health Standards which states that: 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.

- g. The front door to the home was not in proper operating condition. The door did not latch properly which is in contravention of section 3(1)(a)(iii) of the Housing Regulation which states that: an owner shall ensure that the housing premises are in good repair.
- h. The back door and the laundry room door were not weatherproof. Sunlight can be seen around both doors which is in contravention of section III(2)(b)(i) of the Minimum Housing and Health Standards which states that: All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof.
- i. There was evidence of a mouse infestation in the home. Dead mice were found in traps in the basement which is in contravention of section V(16)(a) of the Minimum Housing and Health Standards which states that: The owner shall ensure that the housing premises are free of insect and rodent infestations.
- j. Some of the heat registers on the main floor were not connected to the ducting in the basement which is in contravention of section 3(1)(a)(iii) of the Housing Regulation which states that: an owner shall ensure that the housing premises are in good repair.

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 **April 1, 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 that all of the bedroom windows meet emergency egress requirements of at least 3.8 square feet of openable, unobstructed space with no dimension less than 15 inches.
 - b. Ensure that the bedroom windows are double glazed.
 - c. Ensure that the living room window is double glazed and that it is properly weatherproof.
 - d. Ensure that the toilet is securely attached to the bathroom floor and that it is in proper operating condition.
 - e. Repair/replace the transition strips in the kitchen. Ensure that these are in good condition.
 - f. Install nosing on the stairs leading out of the laundry area. Ensure that the stairs are in a good and safe condition.
 - g. Repair the door latch and/or strike plate on the front door. Ensure that the door can close and stay closed.

- h. Install some weatherstripping on the back door and the laundry room door. Ensure that these doors are properly wind, water and weatherproof.
 - i. Contract pest control to address the mouse infestation.
 - j. Repair/reattach the ducting to the heat registers on the main floor. Ensure that these registers are able to deliver warm air to the home.
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 Lethbridge, Alberta, February 27, 2026
Confirmation of a verbal order issued to Varun Batra on February 25, 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>

Environmental Public Health – South Zone

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