

ORDER OF AN EXECUTIVE OFFICER

To: 1860908 Alberta Ltd.
“the Owner”

Samit (Sam) Sharma
“the Owner”

Peter Panesar
“the Owner”

Ravinder Goyal
“the Owner”

RE: Those housing premises located in Taber, Alberta and municipally described as:
The Palace Hotel, 5303 47 Avenue.

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. Structural concerns have been noted over the years including:
 - An engineering report dated August 26, 2016, completed by BCB Engineering noted the brick stucco east wall had several areas of structural concern with large cracks and the lower portion of the wall bowing outward four feet above grade. Review of the upper portions of the wall shows further cracking in the stucco and several openings in the wall that have not been flashed or closed in, allowing the infiltration of water. The engineer noted the east brick wall failed and is to be repaired immediately to prevent further deterioration and possible major catastrophic failure and collapse of the wall.
 - A comprehensive engineering report dated July 21, 2025, completed by BCB Engineering reiterated safety concerns with the east brick stucco wall and potential safety issues with failure of the wall. The engineer’s report highlighted multiple areas where water can access the building structure and cause significant building damage.
 - A follow up letter dated August 13, 2025, from BCB Engineering recommended the area beneath the east brick stucco wall be fenced off.
 - An engineering assessment dated November 14, 2025, by Hasegawa Consulting Professional Engineers, noted that the repair design would be completed within two weeks with full repairs to be completed within two months. The safety fencing had been installed around the fall zone of the wall, but a Development Plan has not been approved by the Town of Taber, and no Building Code Permits have been obtained for this work. No remediation action has been taken to properly repair the

east brick stucco wall, and no action has been taken to seal and repair any additional points of water entry in the building's façade.

- b. Windows were single pane glass, with numerous windows having broken glass panes and missing insect screens.
- c. Handrails in the stairwells were loose and did not provide a secure support structure.
- d. The second and third floor shower rooms' finishings were in poor condition. The walls and floors were not properly sealed and in states of good repair that allow for proper cleaning. There was bare wood around the showers and water damaged drywall. The flooring was not sealed and was in poor condition. The drop ceilings were in very poor condition due to inadequate ventilation. The second floor shower room hand sink had a bare plywood cabinet to support the pedestal sink.
- e. The newly added third floor bathroom had not been properly finished requiring trim, baseboards, and sealing of joints to make them watertight.
- f. There was inadequate ventilation in all the shower rooms and toilet rooms, which has contributed to moisture damage of the ceiling tile system.
- g. The second floor toilet room did not have a handwash sink in the room.
- h. Water damage has caused extensive damage in multiple rental units. Water damaged ceiling and walls show signs of mould and possible water damaged wood structures. The units that were damaged were not rented. Water damaged drywall was noted in the stairwell of the second floor.

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. An engineering report dated August 26, 2016, completed by BCB Engineering noted the brick stucco east wall had several areas of structural concern with large cracks and the lower portion of the wall bowing outward four feet above grade. Review of the upper portions of the wall shows further cracking in the stucco and several openings in the wall that have not been flashed or closed in, allowing the infiltration of water. The engineer noted the east brick wall failed and is to be repaired immediately to prevent further deterioration and possible major catastrophic failure and collapse of the wall. ADDITIONALLY, a comprehensive engineering report dated July 21, 2025, completed by BCB Engineering reiterated safety concerns with the east brick stucco wall and potential safety issues with failure of the wall. The engineer's report highlighted multiple areas where water can access the building structure and cause significant building damage. ADDITIONALLY, a follow up letter dated August 13, 2025, from BCB Engineering recommended the area beneath the east brick stucco wall be fenced off. ADDITIONALLY, an engineering assessment dated November 14, 2025, by Hasegawa Consulting Professional Engineers, noted that the repair design would be completed within two weeks with full repairs to be completed within two months. The safety fencing had been installed around the fall zone of the wall, but a Development Plan has not been approved by the

Town of Taber, and no Building Code Permits have been obtained for this work. No remediation action has been taken to properly repair the east brick stucco wall, and no action has been taken to seal and repair any additional points of water entry in the building's façade. Which is in contravention of section 3(1)(a) of the Housing Regulation (AR 173/99) which states: *Subject to subsection (3) and section 4, an owner shall ensure that the housing premises are structurally sound, in a safe condition, in good repair, and maintained in a waterproof, windproof and weatherproof condition.* **AND** in contravention of section 5(2) of the Housing Regulation (AR 173/99), which states: *No person shall cause or permit any condition in 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 of suppression of disease.*

- b. Windows were single pane glass, with numerous windows having broken glass panes and missing insect screens. Which is in contravention of section III.(2)(b) 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. 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. 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.*
- c. Handrails in the stairwells were loose and did not provide a secure support structure. Which is in contravention of section III.(3)(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.*
- d. The second and third floor shower rooms' finishings were in poor condition. The walls and floors were not properly sealed and in states of good repair that allow for proper cleaning. There was bare wood around the showers and water damaged drywall. The flooring was not sealed and was in poor condition. The drop ceilings were in very poor condition due to inadequate ventilation. The second floor shower room hand sink had a bare plywood cabinet to support the pedestal sink. Which is in contravention of III.(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.*
- e. The newly added third floor bathroom had not been properly finished requiring trim, baseboards, and sealing of joints to make them watertight. Which is in contravention of III.(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.*
- f. There was inadequate ventilation in the shower rooms and toilet rooms, which has contributed to moisture damage of the ceiling tile system. Which 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 a bathtub or shower shall be provided with natural or mechanical ventilation.

- g. The second floor toilet room did not have a handwash sink in the room. Which is in contravention of section IV.7.(b) of the Minimum Housing and Health Standards, which states: *The wash basin should be in the same room as the flush toilet or in close proximity to the door leading directly into the room containing the flush toilet.*
- h. Water damage has caused extensive damage in multiple rental units. Water damaged ceiling and walls show signs of mould and possible water damaged wood structures. The units that were damaged were not rented. Water damaged drywall was noted in the stairwell of the second floor. Which 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. AND* in contravention of section 5(2) of the Housing Regulation (AR 173/99), which states: *No person shall cause or permit any condition in 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 of suppression of disease.*

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. Before any work can be completed, a full asbestos assessment of the building by a qualified company is to be completed. A report from a qualified company detailing the findings of the assessment must be submitted to this office. If asbestos is identified, immediate action is required to eliminate exposure, as per the direction of a qualified asbestos contractor. Additionally, a complete asbestos abatement plan shall be developed by a qualified asbestos professional and submitted to Occupational Health and Safety for approval and implemented in accordance with the Alberta Asbestos Abatement Manual and direction of Occupational Health and Safety Officers.
 - b. A full, comprehensive and detailed development plan, including but not limited to all engineering documentation, blueprints, asbestos abatement plans, or other applicable documentation, must be developed, outlining and detailing all work to be undertaken to address deficiencies, must be submitted to this office for review. The plan must identify and detail the work to be completed, all subcontractors completing the work, and expected timelines for commencement and completion of all work. Additionally, the plan must be submitted to the Town of Taber for Development Permit approval to ensure all applicable permitting requirements are met. Additionally, all appropriate National Building Codes – Alberta Edition permits must be applied for and approved by Safety Codes Officers prior to any work being started.
 - c. Ensure the east brick/stucco wall is properly repaired and no longer presents a structural hazard. Ensure the repairs are done in accordance with structural engineering assessments and Safety Codes Officers. Additionally, the entire exterior of the building must be properly waterproofed. Ensure all access points are properly sealed to prevent water damage and mould.

- d. All windows for individual suits used for rental accommodation, kitchen area, and washrooms must be replaced with windows that comply with the Minimum Housing and Health Standards. Bedroom windows must meet emergency egress sizing requirements with an unobstructed opening of no less than 0.35 m² with no dimension less than 380 mm.
 - e. Handrails in the stairwells must be properly secured to the wall and provide adequate support structure in accordance with National Building Codes – Alberta Edition.
 - f. All washrooms must be renovated to ensure the flooring is in good condition, watertight, and sealed at the wall joints and showers. The walls must be in good condition (properly drywalled and painted), with proper waterproofing and sealing around the showers. The ceilings system must be replaced in the second and third floor shower rooms. The makeshift cabinet under the sink in the second floor shower room must be replaced or properly finished to ensure it can be properly cleaned.
 - g. Mechanical ventilation needs to be installed and properly vented in all washrooms and shower rooms.
 - h. The second floor toilet room must have a sink installed or have immediate access to a handwash sink.
2. The work referred to in paragraph 1 shall be completed by:
- a. Asbestos report – **May 1, 2026.**
 - b. Construction plan submission to AHS, Town of Taber and Safety Codes Officers with details of work to be completed – **May 1, 2026.**
 - c. Exterior east wall façade repair – **May 8, 2026.**
 - d. Exterior waterproofing – **June 1, 2026.**
 - e. Exterior windows – **September 1, 2026.**
 - f. Shower room and bathroom finishings – **June 1, 2026.**
 - g. Contaminated, rotted building material removal – **June 1, 2026.**

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, April 21, 2026.

Confirmation of a verbal order issued to Sam Sharna on April 21, 2026.

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
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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