

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

**To:** Sarjit Sing Grewal  
Sukhvinder Dhillon  
Joginder S. Dhillon  
Harbhajan Dhillon  
Satinder Dhillon  
Gurkamal Singh Grewal  
Sukhraj S. Pannu  
Karmjit Pannu  
Kamaljit Pannu  
Sakhdarshan S. Pannu

“the Owners”

**And To:** All Occupant(s) of the following Housing premises: 12631 Symons Valley Road NW – Front Suite

**RE:** Those housing premises located in Calgary, Alberta and municipally described as: 12631 Symons Valley Road NW – Front Suite

**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. A smoke alarm was not installed in the unit.
- b. The bedroom window was screwed shut, obstructing egress.
- c. The bedroom window did not open for ventilation.
- d. The bedroom window was missing a pane.
- e. The bedroom window insect screen was ripped.
- f. The roof was in disrepair. The shingles were worn and curled up. There were no soffits or fascia installed on the roof.
- g. Light fixture covers were missing throughout.
- h. A bathroom tile was missing, exposing plumbing.
- i. The surface of the bathroom ceiling was unfinished.
- j. There were several missing baseboards in the home.
- k. The corner of the living room ceiling was water damaged and cracked.
- l. In the living area beside the bedroom the ceiling material was water damaged and cracked. Some of the materials were hanging down.
- m. In the living area beside the bedroom the ceiling material was water damaged and cracked.

**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 smoke alarm was not installed in the unit. This is in contravention of section section IV(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.
- b. The bedroom window was screwed shut, obstructing egress. This is in contravention of section III(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.
- c. The bedroom window did not open for ventilation. This is in contravention of section III(4)(a,b) of the Minimum Housing and Health Standards which states that: All rooms used for sleeping shall be provided with: (a) openable window area of 0.28m<sup>2</sup> (3.0ft<sup>2</sup>); or (b) mechanical ventilation in conformance with the requirements of the Alberta Building Code.
- d. The bedroom window was missing a pane. This 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.
- e. The bedroom window insect screen was ripped. This is in contravention of section III(2)(b)(iii) of the Minimum Housing and Health Standards which states that: 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.
- f. The roof was in disrepair. The shingles were worn and curled up. There were no soffits or fascia installed on the roof. This is in contravention of section III(2)(a) of the Minimum Housing and Health Standards which states that: The roof and exterior cladding of walls shall be maintained in a waterproof, windproof and weatherproof condition.
- g. Light fixture covers were missing throughout. This is in contravention of section IV(11) of the Minimum Housing and Health Standards which states that: Every housing premises shall be supplied with electrical service. Outlets, switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition.
- h. A bathroom tile was missing, exposing plumbing. This is in contravention of section III(5)(a) of the Minimum Housing and Health Standards which states that: 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.
- i. The surface of the bathroom ceiling was unfinished. This is in contravention of section III(5)(a) of the Minimum Housing and Health Standards which states that: 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.

- j. There were several missing baseboards in the home. This 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.
- k. The corner of the living room ceiling was water damaged and cracked. This is in contravention of section III(1)(c) of the Minimum Housing and Health Standards which states that: Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.
- l. In the living area beside the bedroom the ceiling material was water damaged and cracked. Some of the materials were hanging down. This is in contravention of section III(1)(c) of the Minimum Housing and Health Standards which states that: Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.
- m. In the living area beside the bedroom the ceiling material was water damaged and cracked.. This is in contravention of section III(1)(c) of the Minimum Housing and Health Standards which states that: Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.

**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 occupants vacate the above noted premises on or before May 5, 2024.
- 2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
  - a. Install a smoke alarm in the area directly outside the bedroom.
  - b. Remove the screws on the bedroom window can open for egress in case of an emergency.
  - c. Ensure the bedroom window can open for ventilation.
  - d. Install the missing bedroom window pane.
  - e. Install a new tight-fitting insect screen for the bedroom window.
  - f. Retain the services of a roofer to repair/replace the roof. Provide documentation of the work completed to an Executive Officer of Alberta Health Services.
  - g. Install all missing light fixture covers throughout the house.
  - h. Properly install an access panel or new tile in the bathroom to cover the plumbing.
  - i. Paint the bathroom ceiling so the surface is smooth, nonporous and easy to clean.
  - j. Install baseboards along all wall-floor joints.
  - k. Remove all water damaged ceiling materials in the living room. Assess the opened ceiling area to locate and stop the source of water infiltration. Remove all additional water damaged or mouldy building materials. Reconstruct with new building materials and apply a finish to the ceiling.
- 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 Calgary, Alberta, April 4, 2024.

Confirmation of a verbal order issued to Mr. Pannu on April 3, 2024.

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