

## **ORDER OF AN EXECUTIVE OFFICER**

**To:**                **NSR Investments Inc.**                **Jain Dhaval**                **Makker Sahil**  
                          **“Owners”**                                **“Owner”**                                **“Owner”**

**Fadil Murati with Ayre & Oxford Inc.**  
                          **“Property Manager”**

**RE:**                Those housing premises located in Edmonton, Alberta and municipally described as:  
                          5607 -118 Avenue NW, Suite 101 (Block 3, Plan 0821285)

**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. The suite was infested with cockroaches.
- b. There was no smoke alarm installed in the hallway outside of the bedroom.
- c. The ceiling in the bathroom and the ceiling in the hallway outside of the bathroom was peeling, water stained, and water damaged. A section of the ceiling had been cut out above the shower.
- d. The bathtub finishing was in worn away and no longer cleanable.
- e. The bathroom sink finishing was in disrepair and no longer cleanable.

**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. Item (a) 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”.
- b. Item (b) is in contravention of 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. (a) Smoke alarms shall be operational and in good repair at all times”.
- c. Item (c) 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. (a) 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”.
- d. Items (d) and (e) are in contravention of section 5(2) of the Housing Regulation that states that: “No person shall cause or permit any condition in housing premises that is or might

become injurious or dangers to the public health, including any condition that may hinder in any way the prevention or 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. Hire a certified pest control company to conduct pest control treatments for the cockroach and fruit fly infestation. Copies of the pest control reports must be provided to Environmental Public Health for verification.
  - b. Install a smoke alarm in the hallway outside the bedroom that is in good repair and operational.
  - c. Investigate the cause of the water damage on the ceiling in the bathroom and hallway and repair the damaged drywall. As the home was building prior to 1990 you must hire an **Environmental Consultant or Industrial/Occupational Health Hygienist that must be approved by Alberta Health Services and prior to the commencement of renovation or repairs to determine the presence of asbestos within building materials. The consultant *must* assess the conditions within the above noted premises including performing applicable sampling for asbestos containing materials. In the event asbestos is present provide Environmental Public Health with a written asbestos management/abatement plan in accordance with the Alberta Occupational Health and Safety Code for Asbestos abatement. Ensure proper removal/handling of impacted materials follow current codes and standards as outlined in the Alberta Asbestos Abatement Manual.**
  - d. Refinish or replace the bathtub so that it is smooth and cleanable.
  - e. Refinish or replace the bathroom sink so that it is smooth and cleanable.
2. The work referred to in paragraph 1 shall be completed by December 1, 2022.
3. If this premises becomes vacant it is to remain vacant until all the above repairs have been completed.

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 Edmonton, Alberta, November 1, 2022

Confirmation of a verbal order issued to Fadil Murati on November 1, 2022.

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>.

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**Copies of standards are available by visiting:** <https://www.alberta.ca/health-standards-and-guidelines.aspx>

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Page 4 of 4

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Edmonton • Environmental Public Health

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[www.albertahealthservices.ca/eph.asp](http://www.albertahealthservices.ca/eph.asp)