

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

**To:** Jagmeet Singh Narinder Randhawa  
"the Owner" "the Owner"

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

**RE:** Those housing premises located in Edmonton, Alberta and municipally described as:  
12936 69 Street NW

**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 northwest (back) bedroom window was single-paned.
- b. The kitchen window panes were missing, and the window was partially boarded with plywood.
- c. A front living room window pane was missing.
- d. A bathroom window pane was missing.
- e. Window insect screens were missing from various openable windows.
- f. The northeast (front) room was being used as a bedroom and there was no secondary means of egress.
- g. Finishes were in disrepair throughout the premises including: there were holes in various walls; the bathroom flooring was in disrepair; the kitchen flooring was in disrepair; and the main room flooring was in disrepair; the kitchen ceiling finish was peeling in places.
- h. Electrical switch and plug plate covers were missing in places.
- i. The kitchen plumbing was dripping from underneath the kitchen sink.
- j. There was no smoke alarm installed by the northwest bedroom.
- k. The kitchen cabinetry was in disrepair, with missing doors and doors constructed of unfinished particle board.
- l. The kitchen counter was in disrepair in places: a corner was broken and the surface was not smooth and easily cleanable in various areas.
- m. The stove was in disrepair: the door was in disrepair, 3 of the 4 burner control knobs were missing, and the lower drawer was missing.
- n. The wall thermostat was in disrepair.
- o. The head clearance of the northwest bedroom doorway was too low, as it was lower than 6 feet in height.

**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 (k) was in contravention of section III(1)(c) of the Minimum Housing and Health Standards that states: Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.
- b. Items (a, b, c, d) were in contravention of section III(2)(b)(i, ii) of the Minimum Housing and Health Standards that states: (i) All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof. (ii) 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. Item (e) was in contravention of section III(2)(b)(iii) of the Minimum Housing and Health Standard that states: 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.
- d. Item (f) was in contravention of section III(3)(b)(i, ii) of the Minimum Housing and Health Standard that states: 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. (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”).
- e. Item (g) was in contravention of section III(5) of the Minimum Housing and Health Standards that states: 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. (b) Rooms and sections of rooms that are used for food preparation and cooking shall have walls and floors constructed of materials which do not provide harbourage to dirt, grease, vermin and bacteria and that are easily kept clean.
- f. Item (i) was in contravention of section IV(6) of the Minimum Housing and Health Standards that states: Every housing premises shall be connected to the public sewage system, or to an approved private sewage disposal system. (a) The plumbing system and the sanitary drainage system or private sewage disposal system, as the case may be, including drains, fixtures, traps, vents, stacks, waste disposal facilities, pumpout sewage holding tanks, septic tanks and the disposal system shall be maintained in a proper operating condition. (b) Adequate water volume and pressure shall be provided to ensure the proper operation and flushing of all fixtures. (c) All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.
- g. Item (n) was in contravention of section IV(8)(a) of the Minimum Housing and Health Standards that states: All heating facilities within a housing premises are to be properly installed and maintained in good working condition, and be capable of safely and adequately heating all habitable rooms, bathrooms, and toilet rooms within the building to a temperature of ; (i) at least 22 degrees C (71 degrees F), or (i) maintained at a

- temperature of at least 22 degrees C (71 degrees F) when the control of the supplied heat in a dwelling is the responsibility of a person other than the occupant.
- h. Item (h) was in contravention of section IV(11) of the Minimum Housing and Health Standards that states: 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.
  - i. Item (j) was in contravention of section IV(12) of the Minimum Housing and Health Standards that states: 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.
  - j. Item (l) was in contravention of section IV(14)(a)(iii) of the Minimum Housing and Health Standards that states: Every housing premises shall be provided with a food preparation area, which includes: a counter or table used for food preparation which shall be of sound construction and furnished with surfaces that are easily cleaned;
  - k. Item (m) was in contravention of section IV(14)(a)(iv) of the Minimum Housing and Health Standards that states: (a) Every housing premises shall be provided with a food preparation area, which includes: (iv) a stove and a refrigerator that are maintained in a safe and proper operating condition. The refrigerator shall be capable of maintaining a temperature of 4 degrees C (40 degrees F).
  - l. Items (o) were in contravention of section 5(2) of the Housing Regulation (AR 173/99) that 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 or suppression of disease.

**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 August 13, 2021**.
2. That the Owner pursue the completion of the following work in and about the above noted premises, namely:
  - a. Repair or replace the northwest (back) bedroom window so that it is in good repair, capable of being secured, and meets emergency egress requirements. Ensure that all windows are maintained in good repair and are appropriately weatherproof.
  - b. Install window panes in the kitchen window so that it is in good repair and appropriately weatherproof.
  - c. Repair or replace bathroom window so that it is in good repair and appropriately weatherproof.
  - d. Repair or replace the front living room window so that it is in good repair and appropriately weatherproof.
  - e. Replace the northeast (front) bedroom window so that it is in good repair, capable of being secured, and meets emergency egress requirements, OR cease to use this room as a bedroom and provide this intention in writing to this office and on any future lease agreements with tenants.
  - f. Ensure that all openable windows are supplied with insect screens.

- g. Ensure that all wall, ceiling and flooring finishes are in good repair, free of cracks and holes, and in conditions that render them easy to clean.
  - h. Install a smoke alarm in the hallway of the main floor. Smoke alarms must be operational at all times.
  - i. Install electrical switch/plug plate covers where missing or broken.
  - j. Repair or replace that leaking kitchen plumbing so that it is in good repair.
  - k. Repair or replace the kitchen cabinetry so that it is in good repair.
  - l. Repair or replace the kitchen counter so that it is in good repair and is easily cleanable.
  - m. Repair or replace the kitchen stove so that it is in good repair and in proper operating condition.
  - n. Repair or replace the wall thermostat. Ensure that all heating facilities are properly installed and maintained in good working condition, and are capable of safely and adequately heating all habitable rooms, bathrooms, and toilet rooms within the building to a temperature of ; (i) at least 22 degrees C (71 degrees F).
  - o. Ensure that the head clearance of the northwest bedroom doorway height is at least 6 feet high from the floor.
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 Edmonton, Alberta, July 16, 2021

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 Alberta Health Services at 780-342-0122 or by contacting the Public Health Appeal Board.

#### Health Legislation, Regulations and Standards

Electronic versions of the Public Health Act and Regulations are available at the Alberta Queen's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or [www.qp.gov.ab.ca](http://www.qp.gov.ab.ca).

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Copies of standards are available by contacting the Health Protection Branch of Alberta Health at 780-427-4518 or by visiting: <https://www.alberta.ca/health-standards-and-guidelines.aspx>