

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

**To:** Jiwan K Kai  
"the Owner"

Kanchan Kai  
"the Owner"

Ramesh Prasad  
"the Owner"

**And To:** All Occupant(s) of the following Housing premises: 2223 65 Street NE

**RE:** Those housing premises located in Calgary, Alberta and municipally described as:  
2223 65 Street NE

**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 openable area of the window in each of the basement bedrooms measured approximately 29"x13", which does not meet emergency egress requirements.
- b. The window in the main floor bedroom facing the backyard could not be opened.
- c. The master bedroom and main floor bedroom across from the bathroom had an awning style window. When in the open position, a metal hinge running from the centre of the lower window sash to the window frame obstructed emergency egress.
- d. Mouse droppings were noted throughout the property and a dead mouse was observed in a trap.
- e. There was evidence of a bed bug infestation in the home. Blood staining was seen on mattresses, and a dead bed bug was observed.
- f. There was no smoke alarm installed to service the basement bedrooms.
- g. The smoke alarm on the main floor was not operational.
- h. An outlet cover in the kitchen was cracked and a portion of it was missing.
- i. The electrical outlet near the back door was missing a cover.
- j. The electrical outlet in the dining area was missing a cover.
- k. There was a cover missing from over the outlet in the basement bedroom near the stairs. Exposed electrical wires were observed.
- l. There were loose electrical wires observed hanging from the ceiling in the laundry room.
- m. There was a hole in the wall in the main floor living room.
- n. A portion of the transition strip between the main entrance floor and living room floor was missing.

- o. The flooring in the basement bedrooms and living room was separating, exposing gaps.
- p. The ceiling throughout several areas of the basement was missing and half of a light grid panel was missing.
- q. The floor tiles near the back entrance were cracked and being held together with duct tape.
- r. A kitchen cabinet door was missing.
- s. The base under the kitchen sink was water damaged.
- t. The cabinet door in the ensuite bathroom was missing a handle, exposing a sharp protruding nail.
- u. The cabinet in the basement bathroom was missing drawer/door fronts.
- v. The basement bathroom fan was not working, and it was missing a cover.
- w. The weatherstripping along the back door was ineffective. Gaps directly to the exterior were observed.
- x. The kitchen window was missing an insect screen.

**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 openable area of the window in each of the basement bedrooms measured approximately 29"x13", which does not meet emergency egress requirements. This is a contravention of section III(3)(b)(ii) of the Minimum Housing and Health Standards which states that: Windows referred to in section III(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").
- b. The window in the main floor bedroom facing the backyard could not be opened. This is a 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 master bedroom and main floor bedroom across from the bathroom had an awning style window. When in the open position, a metal hinge running from the centre of the lower window sash to the window frame obstructed emergency egress. This is a contravention of section III(3)(b)(ii) of the Minimum Housing and Health Standards which states that: Windows referred to in section III(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").
- d. Mouse droppings were noted throughout the property and a dead mouse was observed in a trap. This is a 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.
- e. There was evidence of a bed bug infestation in the home. Blood staining was seen on mattresses, and a dead bed bug was observed. This is a 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.

- f. There was no smoke alarm installed to service the basement bedrooms. This is a 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.
- g. The smoke alarm on the main floor was not operational. This is a contravention of section IV(12)(a) of the Minimum Housing and Health Standards which states that: Smoke alarms shall be operational and in good repair at all times.
- h. An outlet cover in the kitchen was cracked and a portion of it was missing. This is a 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.
- i. The electrical outlet near the back door was missing a cover. This is a 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.
- j. The electrical outlet in the dining area was missing a cover. This is a 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.
- k. There was a cover missing from over the outlet in the basement bedroom near the stairs. Exposed electrical wires were observed. This is a 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.
- l. There were loose electrical wires observed hanging from the ceiling in the laundry room. This is a 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.
- m. There was a hole in the wall in the main floor living room. This is a 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.
- n. A portion of the transition strip between the main entrance floor and living room floor was missing. This is a 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.

- o. The flooring in the basement bedrooms and living room was separating, exposing gaps. This is a 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.
- p. The ceiling throughout several areas of the basement was missing and half of a light grid panel was missing. This is a 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.
- q. The floor tiles near the back entrance were cracked and being held together with duct tape. This is a 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.
- r. A kitchen cabinet door was missing. This is a contravention of section IV(14)(a)(ii) of the Minimum Housing and Health Standards which states that: Every housing premises shall be provided with a food preparation area, which includes: cupboards or other facilities suitable for the storage of food.
- s. The base under the kitchen sink was water damaged. This is a 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.
- t. The cabinet door in the ensuite bathroom was missing a handle, exposing a sharp protruding nail. This is a 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.
- u. The cabinet in the basement bathroom was missing drawer/door fronts. This is a 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.
- v. The basement bathroom fan was not working, and it was missing a cover. This is a contravention of section IV(7)(c) of the Minimum Housing and Health Standards which states that: All rooms containing a flush toilet and/or bathtub or shower shall be provided with natural or mechanical ventilation. This is also a 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.
- w. The weatherstripping along the back door was ineffective. Gaps directly to the exterior were observed. This is a 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.

- x. The kitchen window was missing an insect screen. This is a 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.

**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 31,2023.
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 windows in the basement bedrooms that meet section 3B of the Minimum Housing and Health Standards.
  - b. Modify the existing main floor bedroom windows or install new windows that meet section 3B of the Minimum Housing and Health Standards.
  - c. Using the services of a professional pest management company: inspect, treat, and eradicate the bed bug and mouse infestation in the home. Seal all cracks, holes, openings, and baseboards to prevent further entry and spread of pests. Clean and disinfect all hard surfaces contaminated by pests. Provide documentation of work completed to an Executive Officer of Alberta Health Services.
  - d. Install a fully operational smoke alarm in the basement.
  - e. Repair or replace the smoke alarm installed in the main floor hallway.
  - f. Replace all damaged electrical covers with new covers.
  - g. Install proper covers over all the electrical outlets/fixtures.
  - h. Conceal all exposed electrical wires.
  - i. Patch the hole in the living room wall and ensure a proper finish is applied to the area.
  - j. Replace the broken floor transition strip with a new one.
  - k. Repair or replace the flooring in the basement.
  - l. Install proper ceiling materials throughout the basement.
  - m. Replace the damaged tiles near the back entrance.
  - n. Install door fronts on kitchen cabinets.
  - o. Remove the water damaged base under the kitchen sink and replace with new materials.
  - p. Install a handle on the cabinet door in the master bathroom.
  - q. Install cabinet door/drawer fronts in the basement bathroom.
  - r. Repair or replace the basement bathroom fan so it is operational and has a proper cover.
  - s. Repair or replace the weatherstripping along the back door.
  - t. Install a tight-fitting insect screen over the kitchen window.

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, May 15, 2023  
Confirmation of a verbal order issued to Kanchan Kai on May 12, 2023

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>