

**ORDER OF AN EXECUTIVE OFFICER  
UNFIT FOR HUMAN HABITATION  
ORDER TO VACATE**

**To:** Ramesh Kanji  
"the Owner"

**And To:** Aruna Kanji  
"the Owner"

**And To:** All Occupant(s) of the following Housing premises: 3108 15 Ave SW

**RE:** Those housing premises located in Calgary, Alberta and municipally described as:  
3108 15 Ave SW

**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. There were no working electrical utilities in the dwelling. Some of the electrical wires and connections were removed from the walls.
- b. All windows in the dwelling were obstructed and boarded up from the outside including the bedrooms.
- c. Walls and ceiling throughout were either in disrepair or missing.
- d. Plate covers were missing for electrical outlets, switches, and exposed wires and conductors were visible along the ceiling and walls in the main floor area.
- e. Main floor was filled with significant amount of clutter, bicycles, personal belongings, and garbage stacked to the ceiling. No pathways were available rendering the washroom and kitchen inaccessible.

**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. There were no working electrical utilities available in the dwelling. Some of the electrical wires and connections were removed from the walls. This is in contravention of section IV(11) of the Minimum Housing and Health Standards which 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."
- b. All windows of the dwelling were obstructed and boarded up including the bedrooms. This is in contravention of section III(3)(b)(i) of the Minimum Housing and Health Standards

which 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.”

- c. Walls and ceiling throughout were either in disrepair or missing. This is in contravention of section III(5) of the Minimum Housing and Health Standards which 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.”
- d. Plate covers were missing for electrical outlets, switches, and exposed wires and conductors were visible along the ceiling and walls in the main floor area. This is in contravention of section IV(11) of the Minimum Housing and Health Standards which 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.”
- e. Main floor was filled with significant amount of clutter, bicycles, personal belongings, and garbage stacked to the ceiling. No pathways were available rendering the washroom and kitchen inaccessible. This is in contravention of section V(16) of the Minimum Housing and Health Standards which states: “The owner shall ensure that all rooms and other areas used in common by the occupants of the individual dwellings are maintained in a clean and sanitary condition.”

**AND WHEREAS**, by virtue of the foregoing, the above noted premises are hereby declared to be **Unfit for Human Habitation**.

NOW THEREFORE, I hereby **ORDER** and **DIRECT**:

1. That the occupants vacate the above noted premises on or before <vacate date>.
2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
  - a. Repair the electrical system to restore electrical utilities to the dwelling.
  - b. Remove boards from all the windows and ensure they are not obstructed and in good repair.
  - c. Repair and refinish the walls and ceiling throughout the dwelling and ensure they are smooth, non-absorbent, and easily cleanable.
  - d. Install plate covers over all electrical outlets and switches and ensure there are no exposed wires and conductors.
  - e. Remove all excess clutter, bicycles, personal belongings, and garbage from the dwelling.
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 vacant and secure from unauthorized entry.

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, August 24, 2023

Confirmation of a verbal order issued to Ramesh Kanji on August 24, 2023

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:  
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>

Template revised October 13, 2022

Copy City of Calgary Police Service  
Copy Safer Communities and Neighborhoods

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