

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 304 (Block 9, 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 bedroom windows could not be opened to the required height to meet emergency egress regulations.
- b. Insect screens were torn or missing on openable windows throughout the suite.
- c. The light switch receptacle was hanging from the wall and the switch plate was missing next to the front door.
- d. The bathroom window was not openable.
- e. The bathtub finishing was worn 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 III (3)(b)(ii) of the Minimum Housing and Health Standards which states that: “Windows...shall provide unobstructed openings with areas not less than 0.35 m² (3.8ft²), with no dimension less than 380 mm (15”)”.
- b. Item (b) 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”.
- c. Item (c) 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”.
- d. Item (d) is in 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”.
- e. Item (e) is 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. Repair or replace the bedroom windows to ensure that the unobstructed opens with areas not less than 0.35 m² (3.8ft²), and with no dimension less than 380 mm (15").
 - b. Install or repair the insect screens on all openable windows used for ventilation by Spring 2023.
 - c. Install the light switch receptacle and plate cover next to the front door so that it is in good and safe working condition.
 - d. Repair the bathroom window so that it is openable to allow for natural ventilation.
 - e. Refinish or replace the bathtub 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
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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www.albertahealthservices.ca/eph.asp