

ORDER OF AN EXECUTIVE OFFICER

To: Sehaj & Diya Holdings Ltd. Shalki Rana
 "the Owner" "the Owner"

 Build Rite Management Chandra Baral
 "the Owner" "the Owner"

RE: Those housing premises located in Edmonton, Alberta and municipally described as:

 2 – 10652 105 Street NW Edmonton, AB T5H 2W9

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 report 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 exposed electrical wires present adjacent to the front entrance to the unit.
- b. There was mold-like growth along the wall in the bedroom.
- c. The sink in the kitchen was dripping and leaking.
- d. The window lock in the bedroom was not in operation.
- e. There was an ongoing cockroach infestation within the unit.
- f. The smoke alarm was not properly attached to the mount and was not operational.
- g. The front entrance door and trim was damaged.
- h. There was water damage noted along the ceiling in the living room and washroom.
- i. The interior pane of the bedroom window was broken.

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 exposed electrical wires present adjacent to the front entrance to the unit. This is in contravention of Section 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."
- b. There was mold-like growth along the wall in the bedroom. This is in contravention of Section 5(2) of the Alberta Housing Regulation (AR 173/99) which states that "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."
- c. The sink in the kitchen was dripping and leaking. This is in contravention of Section 6(c) of the Minimum Housing and Health Standards, which states that "All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside."

- d. The window lock in the bedroom was not in operation. This is in contravention of Section 3(a) of the Minimum Housing and Health Standards, which states that "Exterior windows and doors shall be capable of being secured."
- e. There was an ongoing cockroach infestation within the unit. This is in contravention of Section 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. The smoke alarm was not properly attached to the mount and was not operational. This is in contravention of Section 12(a) 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."
- g. The front entrance door and trim was damaged. This is in contravention of Section 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."
- h. There was water damage noted along the ceiling in the living room and washroom. This is in contravention of Section 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."
- i. The interior pane of the bedroom window was broken. This is in contravention of Section 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."
- j. The cover for the mechanical ventilation fan in the washroom was missing. This is in contravention of Section 5(2) of the Alberta Housing Regulation (AR 173/99) which states that "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."
- k. There were large cracks present in the walls adjacent to the corner of the living room window. This is in contravention of Section 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."
- l. The bathroom door was damaged. This is in contravention of Section 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."

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/remove the exposed wiring to the left of the front door.
 - b. Repair the cracks in the walls around the living room windows.
 - c. Abate the source of moisture in the bedroom leading to mold-like growth. Provide information to Alberta Health Services Environmental Public Health (AHS EPH) as to the source of moisture. Remove the mold-like growth from the wall.
 - d. Repair the sink in the kitchen to ensure it is no longer dripping or leaking.
 - e. Repair the lock for the bedroom window/repair the bedroom window to ensure it is capable of locking properly.

- f. Hire the services of a licensed pest control professional to treat the cockroach infestation within the unit/building. Retain the services of the pest control professional until such time as they provide a report indicating the infestation has been abated. Provide copies of any reports generated by the pest control professional to AHS EPH.
- g. Repair the smoke alarm and ensure it is maintained in proper, operating condition.
- h. Repair or replace the front entrance door or trim. Remove and replace any damaged components.
- i. Repair or replace the bathroom door.
- j. Abate the source of water infiltration resulting in staining along the living room and washroom ceiling. Provide information to AHS EPH as to the source of the leak/water.
- k. Replace the cover for the mechanical ventilation fan.
- l. Replace the interior pane of the bedroom window.

2. The work referred to in paragraph 1 shall be completed by May 30, 2025.

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, April 28, 2025.

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