

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

**To:** Christiaan Doekesz Odinga  
"the Owner"

**And To:** All Occupant(s) of the following Housing premises: 10603 – 103 Street NW

**RE:** Those housing premises located in Edmonton, Alberta and municipally described as:  
10603 – 103 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, in contravention of the Public Health Act and Nuisance and General Sanitation Regulation, Alberta Regulation 243/2003 namely:

**Common:**

- a. There was no heat. The heating system was not working. The indoor temperature ranged between -15 and -20 degrees Celsius. The ambient outdoor temperature was -20 degrees Celsius.
- b. There was no running water. Due to a burst pipe the water was turned off.
- c. The bathtub surround walls for the main floor and second floor washrooms were in disrepair. There were gaps and cracks in both tile surround walls and the walls were warped.
- d. There was evidence of a mouse infestation:
  - i) An accumulation of mouse droppings and harbourage materials on the cabinet shelf under the main floor bathroom sink.
  - ii) There were mouse droppings on the shelves in the kitchen lower cupboards.
- e. The handrails on the exterior staircases were loose and not secure.
- f. The front porch south stair guardrail was missing.
- g. The back exterior deck and staircase along with the handrail collapsed.

**Unit 1:**

- a. A section of the front window was broken and boarded on the interior side.
- b. The egress window was broken. The sharp edges of broken glass remain along the perimeter of the window.
- c. There was a buildup of filth and grime on all surfaces, including walls, floors and curtains, of the unit. The malodour from the unit was evident in the common hallway.

**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:

Common:

- a. There was no heat. The heating system was not working. The indoor temperature ranged between -15 and -20 degrees Celsius. The ambient outdoor temperature was -20 degrees Celsius. This contravenes section 3(1)(b)(ii) of the Housing Regulation, which states that: Subject to subsection (3) and section 4, an owner shall ensure that the occupants of the housing premises are supplied with adequate heating facilities that are capable of maintaining a habitable indoor temperature, if the housing premises are used or intended for use during all or part of the period from September 1 in one year until May 1 in the following year. This also contravenes section 8(a)(1) of the Minimum Housing and Health Standards, which states that: 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 at least 22 degrees Celsius.
- b. There was no water. Due to a burst pipe the water was turned off. This contravenes section 3(1)(b)(iii) of the Housing Regulation, which states that: Subject to subsection (3) and section 4, an owner shall ensure that the occupants of the housing premises are supplied with adequate running hot and cold water that is safe for human consumption. This also contravenes section 6(b)(c) of the Minimum Housing and Health Standards, which states that: Adequate water volume and pressure shall be provided to ensure the proper operation and flushing of all fixtures. All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.
- c. The bathtub surround walls for the main floor and second floor washrooms were in disrepair. There were gaps and cracks in both tile surround walls and the walls were warped. This contravenes section 5(a) of the Minimum Housing and Health Standards, which states that: 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.
- d. There was evidence of a mouse infestation:
  - i) An accumulation of mouse droppings and harbourage materials on the cabinet shelf under the main floor bathroom sink.
  - ii) There were mouse droppings on the shelves in the kitchen lower cupboards.This contravenes 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.
- e. The handrails on the exterior staircases were loose and not secure. This contravenes section 3(c)(i) of the Minimum Housing and Health Standards, which states that: (Inside or outside stairs or porches including all treads, risers, supporting structural members, handrails, guards and balconies, shall be maintained in good repair and shall comply with the requirements of the Alberta Building Code or a Professional Engineer design.
- f. The front porch south stair guardrail was missing. This contravenes section 3(c)(i) of the Minimum Housing and Health Standards, which states that: (Inside or outside stairs or porches including all treads, risers, supporting structural members, handrails, guards and balconies, shall be maintained in good repair and shall comply with the requirements of the Alberta Building Code or a Professional Engineer design.
- g. The back exterior deck and staircase along with the handrail collapsed. This contravenes section 3(c)(i) of the Minimum Housing and Health Standards, which states that: Inside or outside stairs or porches including all treads, risers, supporting structural members,

- handrails, guards and balconies, shall be maintained in good repair and shall comply with the requirements of the Alberta Building Code or a Professional Engineer design.
- h. Exposed wood cladding on the exterior of the house where the deck collapsed was deteriorated. This contravenes section 2(a) of the Minimum Housing and Health Standards, which states that: The roof and exterior cladding of walls shall be maintained in a waterproof, windproof and weatherproof condition.
  - i. There was a buildup of dirt and grime on the surfaces of the main floor bathroom. This contravenes section 16 of the Minimum Housing and Health Standards, which states that: 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.
  - j. There were multiple holes in the main floor bathroom linoleum in front of the toilet. This contravenes section 5(a) of the Minimum Housing and Health Standards, which states that: 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.
  - k. Main floor bathroom baseboards were water damaged. This contravenes section 5(a) of the Minimum Housing and Health Standards, which states that: 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.
  - l. There was a 2 inch gap at the base of the upstairs exterior fire escape door. This contravenes 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.
  - m. The shared kitchen light fixture was not working. This contravenes section 13 of the Minimum Housing and Health Standards, which states that: Every public hallway and stairway in a housing premises with multiple dwellings shall be adequately lighted by natural or artificial light at all times, providing in all parts thereof at least 50 lux of light at each tread or floor level.
  - n. The mechanical ventilation fan in the shared main floor bathroom was obstructed by an accumulation of dust and debris. This contravenes section 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.
  - o. A large portion of the front porch wooden soffit was open. This contravenes section 2(a) of the Minimum Housing and Health Standards, which states that: The roof and exterior cladding of walls shall be maintained in a waterproof, windproof and weatherproof condition.
  - p. The eavestroughs were falling down and downspout extenders were detached. This contravenes section 2(a) of the Minimum Housing and Health Standards, which states that: The roof and exterior cladding of walls shall be maintained in a waterproof, windproof and weatherproof condition.

Unit 1:

- a. A section of the front window was broken and boarded on the interior side. This contravenes section 2(b)(i)(ii) 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. 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.

- b. The egress window was broken. The sharp edges of broken glass remain along the perimeter of the window. This contravenes section 3 (a)(b) of the Minimum Housing and Health Standards, which states that: Exterior windows and doors shall be capable of being secured. 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. 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"). This also contravenes 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.
- c. There was a buildup of filth and grime on all surfaces, including walls, floors and curtains, of the unit. The malodour from the unit was evident in the common hallway. This contravenes section 5(2) of the 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.

**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 Owner(s) takes all steps necessary to ensure all Occupants vacate the above noted premises on or before **January 20, 2025**.
2. That the Owner(s) immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:

Common:

- a. Repair the heating system and ensure all habitable rooms can maintain at least 22 degrees Celsius.
- b. Repair all plumbing deficiencies and restore hot and cold water supply at all fixtures.
- c. Assess the main floor and upstairs bathtub surround walls to determine the extent of water damage to building materials as well as potential mould contamination. Remove all water damaged and potentially mould contaminated building materials. Clean the open wall cavity and allow time to dry prior to reconstruction with new materials.
- d. Due to the age of home asbestos containing materials may be present in existing building materials that require remediation. Follow the testing and remediation requirements of the Alberta Asbestos Abatement manual when disturbing building materials.
- e. Carefully remove all mouse droppings. Clean and disinfect all contaminated hard surfaces. Retain the services of a professional pest control company to assess, treat and abate the mouse infestation. Seal all potential entry points.
- f. Repair or replace exterior handrails so they are secure.
- g. Reinstall the front porch south guardrail in accordance with Alberta Building Code requirements.

- h. Remove all damaged and deteriorated exterior building materials. Repair the exterior cladding to ensure proper weatherproofing. Construction of a back deck stair landing, staircase, and handrail must meet Alberta Building Code requirements.
- i. Clean and sanitize all main floor bathroom surfaces.
- j. Replace the main floor bathroom floor covering so it is smooth, impervious to moisture and easy to clean.
- k. Remove all damaged bathroom baseboards and install new baseboards that form a watertight joint with the floor/wall.
- l. Install adequate weatherstripping to properly close the gap at the base of the upstairs exterior door.
- m. Repair or replace the kitchen light fixture so the kitchen area is well lit.
- n. Clean the main floor bathroom ventilation fan and ensure it is in good working order
- o. Repair the front porch soffit to close the large hole.
- p. Conduct all necessary roof repairs and reinstall eavestroughs and down spout extenders along the perimeter of the roof to adequately direct water away from the house.

Unit 1:

- a. Replace the broken front window and ensure it is secure and weatherproof.
  - b. Replace the egress window and ensure it meets all requirements of the Minimum Housing and Health Standards section 3b.
  - c. Clean and sanitize the unit surfaces to remove filth, grime and odour.
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, December 23, 2025.

Confirmation of a verbal order issued to Christiaan Odinga, via email, on December 23, 2025.

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>