

## ORDER OF AN EXECUTIVE OFFICER

**To:** 1782158 Alberta Ltd. Daniel Lawrence  
"the Owner" "the Owner"

Pheap Seng Sandra Carey  
"the Owner" "the Owner"

**RE:** Those housing premises located in Edmonton, Alberta and municipally described as:  
10826 106 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, namely:

### **Main Floor Suite**

- a. There was an extensive cockroach infestation noted in the main floor suite.
- b. The front northeast bedroom window handle was broken and the window did not open fully.
- c. The back northwest bedroom window was boarded and there was no emergency egress from the bedroom.
- d. The bathtub surround was cracked in places and further sealing was required along the joint between the tub and the surround.
- e. The smoke alarm was hanging by its wires and was not operational.

### **Basement Suite**

- f. There was an extensive cockroach infestation noted in the basement suite.
- g. The smoke alarm was missing from the basement suite.
- h. A ceiling tile approximately 2 ft by 4 ft was bowing and water-stained, in the main hallway area.
- i. There was no guard along the open side of the stairway leading to the basement.

**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:

### **Main Floor Suite**

- a. There was an extensive cockroach infestation noted in the main floor suite. This is in contravention of section 16(a)(i, ii) of the Minimum Housing and Health Standard 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. (a) The owner shall ensure that the housing premises are free of insect and rodent infestations; and (i) all situations requiring the application of pesticides must be applied in accordance with the Environmental Protection and Enhancement Act and regulation; and (ii) whenever a pesticide is applied in a dwelling, the occupant shall be notified in

accordance with the latest edition of the Environmental Code of Practice for Pesticides published by Alberta Environmental Protection.”

- b. The front northeast bedroom window handle was broken and the window did not open fully. This is in contravention of section 3(b)(ii) of the Minimum Housing and Health Standards, which states that “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”).”
- c. The back northwest bedroom window was boarded and there was no emergency egress from the bedroom. This is in contravention of section 3(b)(ii) of the Minimum Housing and Health Standards, which states that “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”).”
- d. Various finishes were in disrepair including: the laminate flooring in the front hallway/living room was worn in places with exposed porous materials; the laminate flooring in the front northeast bedroom was worn in places; and some kitchen tiles were cracked or in disrepair. These are 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. (a) 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. (b) Rooms and sections of rooms that are used for food preparation and cooking shall have walls and floors constructed of materials which do not provide harbourage to dirt, grease, vermin and bacteria and that are easily kept clean.”
- e. The bathroom sink was slow to drain. This is in contravention of section 6(a) of the Minimum Housing and Health Standards which states that “Every housing premises shall be connected to the public sewage system, or to an approved private sewage disposal system. (a) The plumbing system and the sanitary drainage system or private sewage disposal system, as the case may be, including drains, fixtures, traps, vents, stacks, waste disposal facilities, pumpout sewage holding tanks, septic tanks and the disposal system shall be maintained in a proper operating condition.”
- f. The bathroom toilet was running. This is in contravention of section 6(a) of the Minimum Housing and Health Standards which states that “Every housing premises shall be connected to the public sewage system, or to an approved private sewage disposal system. (a) The plumbing system and the sanitary drainage system or private sewage disposal system, as the case may be, including drains, fixtures, traps, vents, stacks, waste disposal facilities, pumpout sewage holding tanks, septic tanks and the disposal system shall be maintained in a proper operating condition.”
- g. The bathtub surround was cracked in places and further sealing was required along the joint between the tub and the surround. This is in contravention of section 5(a) 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. (a) 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.”
- h. The front northeast bedroom window was missing its insect screen. This is in contravention of section 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.”

- i. The smoke alarm was hanging by its wires and was not operational. This is in contravention of section 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. (a) Smoke alarms shall be operational and in good repair at all times."
- j. The kitchen faucet was loose. This is in contravention of section 6(a) of the Minimum Housing and Health Standards which states that "Every housing premises shall be connected to the public sewage system, or to an approved private sewage disposal system. (a) The plumbing system and the sanitary drainage system or private sewage disposal system, as the case may be, including drains, fixtures, traps, vents, stacks, waste disposal facilities, pumpout sewage holding tanks, septic tanks and the disposal system shall be maintained in a proper operating condition."
- k. The northeast bedroom window was missing an insect screen. This is in contravention of section 2(b)(iii) 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."

**Basement Suite**

- l. There was an extensive cockroach infestation noted in the basement suite. This is in contravention of section 16(a)(i, ii) of the Minimum Housing and Health Standard 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. (a) The owner shall ensure that the housing premises are free of insect and rodent infestations; and (i) all situations requiring the application of pesticides must be applied in accordance with the Environmental Protection and Enhancement Act and regulation; and (ii) whenever a pesticide is applied in a dwelling, the occupant shall be notified in accordance with the latest edition of the Environmental Code of Practice for Pesticides published by Alberta Environmental Protection."
- m. The smoke alarm was missing from the basement suite. This is in contravention of section 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. (a) Smoke alarms shall be operational and in good repair at all times."
- n. A ceiling tile approximately 2 ft by 4 ft was bowing and water-stained, in the main hallway area. This is in contravention 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."
- o. There was no guard along the open side of the stairway leading to the basement. This is in contravention of 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."

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. Hire a certified pest control professional to treat the cockroach infestation throughout the housing premises. **Provide pest control reports to Environmental Public Health for review.**
- b. Install a functional smoke alarms in or adjacent to all sleeping areas on the main floor and in the basement.
- c. Ensure that each bedroom have egress windows that provide an unobstructed opening of at least 0.35 square meters (3.8 square feet) with no dimension less than 380 millimeters (15 inches).
- d. Conduct work needed to ensure that the main floor bathroom plumbing fixtures (toilet, sink, and bathtub/shower) are in good repair.
- e. Ensure all walls, ceilings, flooring, and floor coverings are in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean.
- f. Repair/replace the main floor bathtub surround so that it is in good condition and there are watertight joints between it and the bathtub.
- g. Ensure every window intended for ventilation is supplied with effective insect screen during the portion of the year where there is a need for protection against flies and other flying insects.
- h. Ensure that that main floor kitchen sink faucet is adequately secured to the sink.
- i. Ensure that the source of water damage on the basement ceiling tile(s) has been corrected. Remove and replace all water damaged and/or mouldy materials.
- j. Install a guard along the open side of the stairway leading to the basement. Ensure that the guard meets the current Alberta Building Code.

2. The work referred to in paragraph 1 a. shall be initiated by August 30, 2024.

The work referred to in paragraph 1 b., d., i. shall be completed by August 30, 2024.

The work referred to in paragraph 1 c., e., f., g., h., j. shall be completed by September 20, 2024.

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, August 24, 2024

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](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>