

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

**To:** Esosa Investment Inc. Sophia Savice Emmanuel Savice  
"the Owner" "the Owner" "the Owner"

**And To:** All Occupant(s) of the following Housing premises:

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

Basement - 11149 96 Street NW Edmonton, AB T5G 1S8

**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 windows in the basement were boarded at the time of inspection. There were two bedrooms present within the basement space, and approximately five individuals sleeping within this space. Due to the boarded windows, there was no means of emergency egress from the basement at the time of inspection.
- b. There were no smoke alarms installed outside of the basement bedrooms (between the bedrooms and the remainder of the suite).
- c. There was standing water/wastewater present within the room containing the hot water tank. The source of the water was unknown.
- d. The handrail along the stairs to the basement was very loose.
- e. There was no working light installed above the stairs 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:

- a. The windows in the basement were boarded at the time of inspection. There were two bedrooms present within the basement space, and approximately five individuals sleeping within this space. Due to the boarded windows, there was no means of emergency egress from the basement at the time of inspection. This is in contravention of Section 3(b)(i) of the Minimum Housing and Health Standards, which states that "(i) 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. (ii) 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")."

- b. There were no smoke alarms installed outside of the basement bedrooms (between the bedrooms and the remainder of the 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.”
- c. There was standing water/wastewater present within the room containing the hot water tank. The source of the water was unknown. This is in contravention of Section 6(a) of the Minimum Housing and Health Standards, which states that “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.”
- d. The handrail along the stairs to the basement was very loose. 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.”
- e. There was no working light installed above the stairs to the basement. This is in contravention of 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.”
- f. The surfaces within the basement bathroom were not smooth, impervious to moisture, and easy to clean. A blanket was being used as a door to the bathroom. 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. (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.
- g. The bathroom mechanical ventilation fan was missing a protective cover and was not in operation at the time of inspection. This is in contravention of 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.”
- h. A number of the walls, floors, and portions of the ceiling in the basement were unfinished. The space appeared to be undergoing renovations. 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.”

**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 occupants vacate the above noted premises on or before November 20, 2024.

2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
  - a. Remove the boarding from the windows. Ensure each bedroom space contains a window that provides direct access to the exterior of the home. Each window must have an openable area of at least 3.8 ft<sup>2</sup> (with no dimension less than 15 inches).
  - b. Install working smoke alarms between the bedroom spaces and the remainder of the basement suite. The smoke alarms must be operational and maintained in good repair at all times.
  - c. Investigate the source of the standing water/wastewater in the room containing the hot water tank. Provide information to the undersigned as to the source of the water. Conduct repairs to the plumbing system/sanitary system as required.
  - d. Repair the handrail at the top of the stairs.
  - e. Install a working light above the stairs to the basement.
  - f. Repair/finish the surfaces of the basement bathroom. Install a door that is smooth, impervious to moisture, and easy to clean.
  - g. Repair/finish the walls, floors, and ceilings of the basement suite. The surfaces of these materials must be smooth, impervious to moisture, and easy to clean.
  - h. Repair/replace the mechanical ventilation fan in the washroom.
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, November 9, 2024.

Confirmation of a verbal order issued to Emmanuel Savice on November 6, 2024.

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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