

ORDER OF AN EXECUTIVE OFFICER

To: Esosa Investment Inc.
"The Owner"

Emmanuel Savice
"the Owner"

Sophia Savice
"the Owner"

RE: Those housing premises located in Edmonton, Alberta and municipally described as:
11149 – 96 Street NW – Main Floor and Common Area

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:

- a. Smoke alarms were missing or not operational.
- b. Mouse droppings were observed in the kitchen cupboards.

Common:

- a. The front exterior staircase treads depressed when walked on. The first tread was loose. 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.

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:

- a. Smoke alarms were missing or not operational. This contravenes 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.

- b. Mouse droppings were observed in the kitchen 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.
- c. The electrical outlet for the kitchen range was damaged and pulled away from the wall. This contravenes 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.
- d. Kitchen range knobs were missing or melted, the front left stovetop element was missing, and the kitchen range drawer was missing. This contravenes section 14(a)(iv) of the Minimum Housing and Health Standards, which states that: Every housing premises shall be provided with a food preparation area, which includes a stove and a refrigerator that are maintained in a safe and proper operating condition. The refrigerator shall be capable of maintaining a temperature of 4 degrees C. (40°F).
- e. The kitchen counter was damaged; there were gaps in the finish between sections and there were pits and holes in the surface. The caulking was worn and peeling along the counter-wall joint behind the sink. This contravenes section 14(a)(iii) of the Minimum Housing and Health Standards, which states that: Every housing premises shall be provided with a food preparation area, which includes a counter or table used for food preparation which shall be of sound construction and furnished with surfaces that are easily cleaned.
- f. The surfaces of kitchen cupboard shelves were worn and porous. This contravenes section 14(a)(ii) of the Minimum Housing and Health Standards, which states that: Every housing premises shall be provided with a food preparation area, which includes cupboards or other facilities suitable for the storage of food.
- g. The top kitchen cupboard doors were hanging loosely from the hinges. This contravenes section 12(a) of the Minimum Housing and Health Standards, which states that: This contravenes section 14(a)(ii) of the Minimum Housing and Health Standards, which states that: Every housing premises shall be provided with a food preparation area, which includes cupboards or other facilities suitable for the storage of food.
- h. The kitchen sink faucet was very loose and leaking when turned on. This contravenes 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.
- i. Parts of the kitchen laminate flooring were in disrepair, and there was no transition strip between the kitchen and bathroom floor coverings. This contravenes section 5(b) of the Minimum Housing and Health Standards, which states that: 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.
- j. The washroom window could not be closed or secured. 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. This also contravenes section 3(a) of the Minimum Housing and Health Standards, which states that: Exterior windows and doors shall be capable of being secured.
- k. Washroom walls were patched and unfinished or partially painted. There was a large hole in the wall behind 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.

- l. The tile flooring in the washroom was damaged or missing in a number of places. 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.
- m. The washroom door was broken in several places and the locking mechanism was missing. This contravenes 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.
- n. The caulking and grout were worn and lifting or missing along the bathtub interior joints and bathtub surround wall tile joints. 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.
- o. The washroom cabinet door was missing. This contravenes 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.
- p. The front bedroom (first on the left) was missing the handle to open the window. 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.
- q. The laminate floor covering in the front bedroom (first on the left) was in disrepair, bubbled and lifting. This contravenes 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.
- r. There were multiple holes in the wall surrounding the window in the front (first on the left) bedroom. This contravenes 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.
- s. The window in the back left bedroom was cracked across the pane. 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.
- t. The door to the front bedroom (first on the left) was too small for the frame. There was a 2 foot gap at the top of the door. This contravenes 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.
- u. Insect screens were missing for several windows. This contravenes 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.

Common:

- a. The front exterior staircase treads depressed when walked on and the first tread was loose. 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.

- b. Portions of the soffit were missing and peeling back along the back roof. 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.
- c. Exterior siding was missing in areas. 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.
- d. The exterior laundry vent damper was missing. 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.

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. Install smoke alarms between each bedroom area. Ensure the smoke alarms are operational and good working condition at all times.
 - b. Retain the services of a professional pest control company to assess, treat and abate the mouse infestation. Provide reports from the pest control company to an Alberta Health Services, Executive Officer for review.
 - c. Repair or replace the electrical outlet for the kitchen range.
 - d. Replace the missing and melted knobs, burner and drawer for the kitchen range or install a new kitchen range.
 - e. Replace the kitchen countertop so it is smooth, free of gaps, impervious to moisture and easy to clean. Ensure all counter-wall and counter-sink joints are watertight.
 - f. Seal the kitchen cupboard shelves so they are smooth, impervious to moisture and easy to clean.
 - g. Properly reinstall the kitchen top cupboard doors.
 - h. Repair the kitchen faucet so it is sturdy and free of leaks.
 - i. Repair or replace the kitchen floor covering so it is smooth and free of gaps that trap dirt, debris and moisture. Install a transition strip between the kitchen and bathroom floor coverings.
 - j. Repair the washroom window so it can be closed and secured/locked.
 - k. Properly finish the washroom walls. Finished walls must be smooth and impervious to moisture.
 - l. Repair or replace the washroom floor covering so it is smooth, gap free and impervious to moisture.
 - m. Replace the washroom door and ensure the door can be secured from the inside.
 - n. Ensure all interior bathtub joints and bathtub wall surround tiles have a watertight seal.
 - o. Reinstall the door for the washroom cabinet.
 - p. Install a handle to open and close the front bedroom window.
 - q. Repair the front bedroom wall and floor.
 - r. Replace all cracked or broken windowpanes and ensure all openable windows have effective locks.
 - s. Install a properly fitting door for the front bedroom so the bedroom can be properly secured.
 - t. Install effective insect screens on all openable windows.

Common:

- a. Repair the front exterior staircase to meet Alberta Building Code requirements.
- b. Replace missing roof soffits.
- c. Repair the exterior siding.
- d. Install a damper for the laundry vent exterior opening.

2. The work referred to in paragraph 1 (a, b) shall be completed by **November 10, 2025**.
The work referred to in paragraph 1 (c – t) shall be completed by **December 1, 2025**.
The work referred to in paragraph 1 Common (a - d) shall be completed by **December 1, 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, October 29, 2025.

Confirmation of a verbal order issued to Emmanuel Savice, via email, on October 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.

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>