

## ORDER OF AN EXECUTIVE OFFICER

**To:** Sophia Savice Emmanuel Savice  
"the Owner" "the Owner"

**RE:** Those housing premises located in Edmonton, Alberta and municipally described as:  
11441 89 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:

- a. There was no smoke alarm installed in the main floor hallway outside the bedrooms.
- b. There was no smoke alarm installed outside the back basement bedroom.
- c. There were various windows that were not weatherproof including: the basement main room east window was single paned; the basement main room north window was missing 1 of 4 glass panes; the basement north bedroom window was single paned and was covered with plastic and insulative material; main floor north bedroom window was missing 1 of 4 glass panes; the main floor southeast bedroom window was single paned.
- d. The main floor southwest (front) bedroom did not have emergency egress as the window did not open and was covered by a metal roll-up shutter.
- e. The basement area temperature was measured at 18 degrees Celsius, which was too low.
- f. There was evidence of a cockroach infestation in the building.

**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 was no smoke alarm installed in the main floor hallway outside the bedrooms. 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".
- b. There was no smoke alarm installed outside the back basement bedroom. 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 were various windows that were not weatherproof including: the basement main room east window was single paned; the basement main room north window was missing 1

of 4 glass panes; the basement north bedroom window was single paned and was covered with plastic and insulative material; main floor north bedroom window was missing 1 of 4 glass panes; the main floor southeast bedroom window was single paned. This is in contravention of Section 2(b)(i, ii) of the Minimum Housing and Health Standards which states that: "(i) All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof. (ii) 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".

- d. The front door was not adequately weatherproof – light was visible between the door and its frame. This is in contravention of Section 2(b)(i) of the Minimum Housing and Health Standards which states that: "(i) All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof.
- e. Insect screens were missing from various windows. 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".
- f. The main floor southwest (front) bedroom did not have emergency egress as the window did not open and was covered by a metal roll-up shutter. This is in contravention of Section 3(b)(i, ii) 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").
- g. The basement area temperature was measured at 18 degrees Celsius, which was too low. This is in contravention of Section 8(a) 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 ; (i) at least 22°C(71°F), or (i) maintained at a temperature of at least 22°C(71°F) when the control of the supplied heat in a dwelling is the responsibility of a person other than the occupant".
- h. There was evidence of a cockroach infestation in the building. 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".
- i. Finishes were in disrepair in places including: there was a makeshift room with curtain walls between the front door and the main floor kitchen; portions of the wall between the main floor entrance hall and the south west bedroom was constructed of unfinished materials; and portions of the main floor southeast bedroom door casing was missing. 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. (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".

- j. The main floor bathroom mechanical ventilation fan was not operational. 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".
- k. The main floor bathroom toilet was in disrepair and the flushing lever was broken. 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".
- l. The main floor stove was in disrepair: the left front burner and control knob was missing. This is in contravention of Section 14(a) of the Minimum Housing and Health Standards which states that: Every housing premises shall be provided with a food preparation area, which includes: ... (iv) 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 degrees F)".
- m. The base of the basement kitchenette sink was damaged and required further finishing. 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".
- n. The basement kitchenette sink faucet was very loose and not adequately secured to the sink/counter. This is in contravention of the 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".

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 the services of a licensed pest control professional to treat the unit and overall building. Provide copies of any reports generated by the licensed pest control professional to Alberta Health Services Environmental Public Health.
  - b. Install operational smoke alarms in the hallways outside the bedroom areas in both the main floor and the basement. Ensure the smoke alarms are in good condition and operational at all times.
  - c. Ensure all windows are maintained in good repair, free of cracks, double-paned, and weatherproof.
  - d. Ensure all exterior doors are maintained in good repair, free of cracks, and weatherproof.
  - e. Ensure that all windows intended for ventilation are supplied with insect screens during the portion of the year when there is a need for protection against flies and other flying insects.
  - f. Do not use the southwest room for sleeping purposes until such time that it is supplied with an adequate means of emergency egress. An emergency egress window must open from the inside without the use of tools or special knowledge, and 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").

- g. Ensure that the furnace is maintained in good working condition, and be capable of safely and adequately heating the rental dwelling to a temperature of at least 22°C(71°F). Provide temporary heat source such as space heaters until the furnace is in proper operating condition.
  - h. Repair or replace and damaged finishes so that they are in good condition, free of holes or loose/lifting coverings, and in a condition that renders them easy to clean.
  - i. Repair or replace the main floor bathroom ventilation fan so that it is in proper working order. Ensure that the fan is supplied with a fan cover.
  - j. Repair the main floor toilet so that it is in proper working order.
  - k. Repair the kitchen stove so that all burners are functioning properly and have control knobs.
  - l. Repair/replace the basement kitchenette sink base.
  - m. Repair the basement kitchenette sink faucet so that it is adequately secured to the sink/counter.
2. The work referred to in paragraph 1 shall be completed by the dates listed below:
- a. Items 1 b., f., and g. on or before February 12, 2025
  - b. Item 1 a. to commence on or before February 21, 2025
  - c. Items 1 c., d., h., i., j., k., l., and m. on or before March 7, 2025
  - d. Item 1 e. on or before April 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, February 10, 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](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>

---

Edmonton • Seventh Street Plaza • Environmental Public Health

10030 107 Street NW, Edmonton, Alberta, Canada T5J 3E4

[www.albertahealthservices.ca/eph](http://www.albertahealthservices.ca/eph)