

## ORDER OF AN EXECUTIVE OFFICER

**To:** Sophia Savice  
“the Owner”  
  
Emmanuel Savice  
“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. The smoke alarm was not working in the right main floor bedroom, and the smoke alarm in the hallway was missing.
- b. The right side of the basement kitchen window did not lock, and openable windows that were missing windowpanes could not be secured/locked.
- c. There was a hasp lock installed on the exterior door of one main floor bedroom.

**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 smoke alarm was not working in the right main floor bedroom, and the smoke alarm in the hallway was missing. 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. Smoke alarms shall be operational and in good repair at all times.
- b. The right side of the basement kitchen window did not lock, and openable windows that were missing windowpanes could not be secured/locked. This contravenes section 3(a) of the Minimum Housing and Health Standards, which states that: Exterior windows and doors shall be capable of being secured.
- c. There was a hasp lock installed on the exterior door of one main floor bedroom. This contravenes section 5(2) of the Housing Regulation, 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.
- d. The deadbolt for the side exterior door could not be engaged. This contravenes section 3(a) of the Minimum Housing and Health Standards, which states that: Exterior windows and doors shall be capable of being secured.

- e. The main floor right bedroom window was missing an interior windowpane. 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.
- f. The large front window adjacent to the dining room area was missing a windowpane. 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.
- g. The front door was not adequately weatherproof, there were gaps where daylight could be seen along the perimeter of the closed door. 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.
- h. There were missing and damaged insect screens on various openable 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.
- i. The basement refrigerator's ambient temperature ranged between 8 to 10 degrees Celsius. 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).
- j. The basement kitchen cupboard shelves were bare wood. 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.
- k. The basement kitchen walls were unfinished around the stove. 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.
- l. The water pressure was low at the main floor kitchen sink faucet. This contravenes section 6(b) 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.
- m. The main floor kitchen sink backsplash caulking was worn and peeling. This contravenes section 14(a)(iii) of the Minimum Housing and Health Standards, which states that: a counter or table used for food preparation which shall be of sound construction and furnished with surfaces that are easily cleaned.
- n. The main floor kitchen stove was missing the left front burner. The oven door was broken and could not be opened or closed properly. Knobs were missing on both the left and right sides of the stove. 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).

- o. There was no internal light for the left side of the refrigerator in the main floor kitchen. 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).
- p. The main floor bathroom mechanical ventilation fan did not work. 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.
- q. The main floor bathroom 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.
- r. The main floor bathroom sink had two factory cored holes in it on either side of the faucet where water would leak through. 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.
- s. The caulking along the main floor and basement bathroom bathtub joints was mouldy or 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.
- t. An electrical outlet cover was missing for the outlet in the main floor living room and bathroom. 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.
- u. The door for the main floor far left bedroom was short and not able to be secured. There was an approximate 1-foot gap from where the door ends to the top of the doorframe. This contravenes section 1(c) of the Minimum Housing and Health Standards, which states that:
- v. The finish was missing from the edges of both interior staircase treads. 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.
- w. The interior wall adjacent to the front exterior door was damaged and unfinished. Multiple short pieces of 2x4 wood were placed into the wall cavity and a piece of roughly cut drywall partially covered one side. 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.
- x. 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.
- y. There is a hole in the exterior siding near the laundry vent opening. 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 a smoke alarm in the hallway between bedrooms and ensure it is operational at all times.
- b. Ensure effective locks are installed on all openable windows.
- c. Remove the hasp lock on the bedroom door.
- d. Repair the side exterior door deadbolt to secure the door.
- e. Install missing windowpanes. Ensure all windows are weatherproof.
- f. Install new weatherstripping to close gaps along the perimeter of the exterior door.
- g. Ensure all openable windows have effective insect screens installed.
- h. Ensure refrigerators maintain 4 degrees Celsius or colder.
- i. Apply a finish to the surfaces of the basement kitchen cupboard shelves so they are impervious to moisture, and easy to clean.
- j. Properly finish the basement kitchen walls so they are smooth and easy to clean.
- k. Assess the aerator and plumbing lines and repair all deficiencies to increase the water pressure at the main floor kitchen sink faucet.
- l. Reseal the main floor kitchen backsplash joint so it is watertight.
- m. Repair or replace the main floor kitchen range.
- n. Replace the bulb for the left side of the refrigerator.
- o. Repair the main floor bathroom mechanical ventilation fan so humid air is removed to the exterior.
- p. Replace the main floor bathroom cabinet door.
- q. Close the holes in the main floor bathroom sink or replace the sink basin.
- r. Remove mouldy caulking and seal all bathtub joints so they are watertight.
- s. Ensure all electrical outlets have appropriate covers installed.
- t. Replace the main floor bedroom door with a door that properly fits the dimensions of the doorframe and ensure the door has an effective lock.
- u. Install a finish along the edges of the interior staircase treads.
- v. Reconstruct and finish both sides of the wall adjacent to the front exterior door.
- w. Install a damper for the laundry vent opening.
- x. Repair the hole in the exterior siding of the property.

2. The work referred to in paragraph 1 shall be completed by **March 16, 2026**.

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, January 23, 2026.

Confirmation of a verbal order issued to Sophia Savice and Emmanuel Savice on January 20, 2026.

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, AB, Canada T5J 3E4

<https://www.ahs.ca/eph>