

## **ORDER OF AN EXECUTIVE OFFICER**

**To:** 1767529 Alberta Ltd. Ahmed (Edward) Bule  
"the Owner" "the Owner"

**RE:** Those housing premises located in Edmonton, Alberta and municipally described as:  
11611 122 Street NW – Main Floor

**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. Main floor bedroom window is difficult to open, impeding emergency egress.

**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. Main floor bedroom window is difficult to open, impeding emergency egress. This is in contravention of section 3 (b)(i) of the Minimum Housing and Health Standards which states that: 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.
- b. Second floor east bedroom window has a crack in the windowpane. This is in contravention of 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.
- c. Several windows do not have insect screens in place. 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.
- d. Countertop to the right of the stove is not properly connected to the base and wall. Several cabinet drawers are broken. This is in contravention of section 13(a)(ii) & (iii) of the Minimum Housing and Health standards which states that: cupboards or other facilities suitable for the storage of food; and (iii) a counter or table used for food preparation which shall be of sound construction and furnished with surfaces that are easily cleaned.
- e. Ceiling in laundry room is missing tiles. Laminate flooring in second floor east bedroom is lifting, worn and no longer easily cleaned. There is a hole in the wall behind the door in the main floor 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

- f. Light in second floor west bedroom flickers and does not work properly. This is in contravention of 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.
- g. Fridge freezes food and stove panel does not work properly. This is in contravention of section 14(a)(iv) of the Minimum Housing and Health Standards which states that: 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).

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. Repair or replace main floor bedroom window, ensure it is easily opened and closed and does not impede emergency egress.
- b. Repair or replace second floor bedroom window, ensure it maintains a waterproof and weatherproof condition.
- c. Before spring, ensure that all openable windows have proper fitting insect screens.
- d. Repair damaged countertop and cabinets, ensure they are maintained in proper working order.
- e. Replace ceiling tiles in basement, replace flooring in second floor east bedroom. Ensure flooring is smooth and easily cleaned.
- f. Investigate and repair light/electrical in second floor west bedroom. Ensure light operates properly. Provide report from electrician.
- g. Investigate and repair fridge and stove, ensure both appliances are working properly. Provide report from appliance repair company.

2. The work referred to in paragraph 1 shall be completed by:

Item a due November 27, 2024.

Item d, f, g due December 31, 2024

Item b, e due by February 28, 2025

Item c due by 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, November 5, 2024

Confirmation of a verbal order issued to Edward Bule on November 7, 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>

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900, 10030 107 Street, Edmonton AB T5J 3E4

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