

**ORDER OF AN EXECUTIVE OFFICER
CLOSED FOR TENANT ACCOMMODATION PURPOSES
ORDER TO VACATE ON OR BEFORE SEPTEMBER 14, 2026**

To: Bana Seanthavesouk
"the Owner"

Banthit Seanthavesouk
"the Owner"

Lita Seanthavesouk
"the Owner"

Bounsougma Seanthavesouk
"the Owner"

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

RE: Those housing premises located in Edmonton, Alberta and municipally described as:
11813 68 Street NW

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;

By virtue of the violations noted below, the above noted premises are hereby declared to be **Closed for Tenant Accommodation Purposes**.

I hereby **ORDER** and **DIRECT**:

1. That all occupants vacate the above noted premises.
2. That the Owner(s) ensure all Occupants vacate the above noted premises on or before September 14, 2026.
3. That the Owner(s) immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Repair the hole in the roof such that the roof is waterproof, windproof and weatherproof.
 - b. Repair the furnace such that is in a safe operating condition and is able to heat all habitable rooms adequately.
 - c. Install functional locks to the main floor bedroom windows.
 - d. Remove the boards from the southeast basement bedroom window and ensure that the window is openable.
 - e. Hire the services of a licensed pest control operator to treat the house for the cockroach and mouse infestations until the infestations are resolved. All pest control reports must be submitted to Environmental Public Health for review.

- f. Install an operational smoke alarm in the hallway on the main floor of the house.
 - g. Replace all broken and cracked windows.
 - h. Remove all visible mold from the caulking around the main floor bath tub.
 - i. Repair or replace all damaged sections of the floors, walls and ceilings in the house such that they are in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean.
 - j. Install cover plates on all light switches and outlets.
 - k. Repair the pipes below the main floor kitchen sink such that they are free from leaks.
 - l. Install properly-fitted insect screens in all openable windows.
 - m. Identify and address the source of the water damage to the ceiling of the northeast bedroom on the main floor, and replace all water-damaged materials. Any mold discovered during the replacement process must be properly remediated.
4. 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 and secured from unauthorized entry.

These required actions are necessary given the presence of the following conditions identified during inspection 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, in contravention of the Public Health Act, namely:

- a. A section of the roof has collapsed into the main floor living room, leaving a large hole in the ceiling.
- b. The heating system for the house does not appear to be operational. Electric space heaters have been observed in use throughout the house.
- c. Neither of the main floor bedrooms windows have functional locks installed.
- d. The southeast basement bedroom windows are boarded and not able to be opened.
- e. The house has a cockroach and mouse infestation. Evidence of both pests has been observed during recent inspections.
- f. The main floor does not have a smoke alarm installed.
- g. Multiple windows in the house are cracked and broken.
- h. Mold-like growth has been observed on the caulking around the bath tub in the main floor bathroom.

These observed public health nuisance conditions identified during inspection are violations of the Housing Regulation, Alberta Regulation 173/99, and the Minimum Housing and Health Standards, namely:

- a. A section of the roof has collapsed into the main floor living room, leaving a large hole in the ceiling. This is in contravention of 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.
- b. The heating system for the house does not appear to be operational. Electric space heaters have been observed in use throughout the house. 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 at least 22°C (71°F), or 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.

- c. Neither of the main floor bedrooms windows have functional locks installed. This is in contravention of section 3(a) of the Minimum Housing and Health Standards, which states that exterior windows and doors shall be capable of being secured.
- d. The southeast basement bedroom windows are boarded and not able to be opened. 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.
- e. The house has a cockroach and mouse infestation. Evidence of both pests has been observed during recent inspections. 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.
- f. The main floor does not have a smoke alarm installed. 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.
- g. Multiple windows in the house are cracked and broken. 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.
- h. Mold-like growth has been observed on the caulking around the bath tub in the main floor bathroom. This is contravention of 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.
- i. Floors, walls and ceilings throughout the house are in severe disrepair. The main floor kitchen's ceiling and walls are burnt from a recent fire. This is 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.
- j. Electrical outlets and light switches throughout the house are missing cover plates. This is 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.

- k. The pipes below the main floor kitchen sink leak. This is contravention of 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.
- l. Openable windows throughout the house are missing insect screens. This is 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.
- m. The ceiling in the northeast main floor bedroom appears to be water damaged. This is 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.

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, September 14, 2026

Confirmation of a verbal order issued to Bana Seanthavesouk on August 27, 2026.

Executive Officer
Environmental Health Officer

If you have any questions regarding the order, contact Environmental Public Health at 1-833-476-4743 or
<https://www.albertahealthservices.ca/eph/eph.aspx>

You have the right to appeal

A person who is directly affected by a 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.

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