

ORDER OF AN EXECUTIVE OFFICER

To: Gian Franco Potestio
"the Owner"

Julie Potestio
"the Owner"

RE: Those housing premises located in Edmonton, Alberta and municipally described as:
11818 – 95 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 basement NE bedroom egress window was catching on the bottom of the window frame and was unable to open.
- b. Blinds were obstructing the emergency egress window in the basement SE bedroom from opening fully and staying in the open position.
- c. There was water infiltration onto the basement bedroom closet floors. The carpet was saturated. The moisture meter reading was 99% REL.
- d. The water temperature at the basement bathroom hand sink was 74 degrees Celsius.
- e. The windows in the bedroom adjacent to the main floor living room did not open; the windows were stuck in the closed position.
- f. The far left main floor bedroom egress window inner pane did not stay open on its own.
- g. The back exterior staircases had loose and wobbly railings.
- h. The secondary guardrail/handrail was missing for the back west exterior staircase.

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 basement NE bedroom egress window was catching on the bottom of the window frame and was unable to open. This contravenes section 3(b)(i)(ii) 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. Windows referred to in section 3(b)(i) shall provide unobstructed openings with areas not less than 0.35 m² (3.8ft²), with no dimension less than 380 mm (15").
- b. Blinds were obstructing the emergency egress window in the basement SE bedroom from opening fully and staying in the open position. This contravenes section 3(b)(i)(ii) 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. Windows referred to in section 3(b)(i) shall provide unobstructed openings with areas not less than 0.35 m² (3.8ft²), with no dimension less than 380 mm (15”).

- c. There was water infiltration onto the basement bedroom closet floors. The carpet was saturated. The moisture meter reading was 99% REL. This contravenes section 1(a)(b) of the Minimum Housing and Health Standards, which states that: The housing premises shall be structurally sound. Basements, cellars or crawl spaces shall be structurally sound, maintained in good repair and free from water infiltration and accumulation.
- d. The water temperature at the basement bathroom hand sink was 74 degrees Celsius. This contravenes section 9(a) of the Minimum Housing and Health Standards, which states that: All hot running water shall be maintained at a temperature of not less than 46 degrees C (114°F), and not more than 60 degrees C (140°F) measured at the plumbing fixture.
- e. The windows in the bedroom adjacent to the main floor living room did not open; the windows were stuck in the closed position. This contravenes section 3(b)(i)(ii) 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. Windows referred to in section 3(b)(i) shall provide unobstructed openings with areas not less than 0.35 m² (3.8ft²), with no dimension less than 380 mm (15”).
- f. The far left main floor bedroom egress window inner pane did not stay open on its own. This contravenes section 3(b)(i)(ii) 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. Windows referred to in section 3(b)(i) shall provide unobstructed openings with areas not less than 0.35 m² (3.8ft²), with no dimension less than 380 mm (15”).
- g. The back exterior staircases had loose and wobbly railings. 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.
- h. The secondary guardrail/handrail was missing for the back west exterior staircase. 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.
- i. The smoke alarm wires were exposed on the wall adjacent to the kitchen. 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.
- j. The light switch cover was broken in the basement northeast bedroom beside the kitchen. 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.
- k. The cover was missing for the electrical outlet on the south basement living room 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.
 - l. Covers were missing for electrical outlets on the east wall of the basement living room, on the opposite side of the 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.
 - m. The electrical outlet in the basement bathroom adjacent to the living room did not work. 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.
 - n. The electrical outlets on the east wall of the basement living room did not work. 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.
 - o. In the basement bathroom adjacent to the living room there was a large gap between the bathroom ventilation cover and the ceiling. 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.
 - p. In the basement bathroom adjacent to the kitchen, the cover was missing for the bathroom ceiling vent opening. 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.
 - q. Caulking was missing between the basement bathtub surround and the wall. 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.
 - r. There was a hole in the main floor kitchen tile flooring opposite the dishwasher. 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.

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. Remediate the NE basement bedroom windowsill so the egress window can open. Ensure the window can stay in the full open position on its own to facilitate egress.
 - b. Replace basement window coverings that obstruct the egress window opening.
 - c. Immediately dry the basement closet areas. Remove carpet and all other water damaged finishes. Assess the closet areas and foundation to determine the source of water infiltration. Provide documented evidence of assessment and remedial work to an Alberta Health Services Executive Officer.
 - d. Ensure the hot water temperature is between 46 degrees Celsius and 60 degrees Celsius.
 - e. Ensure at least one window in the main floor bedroom adjacent to the living room opens to facilitate egress. The egress window must meet the requirements outlined in section 3b of the Minimum Housing and Health Standards.
 - f. Ensure the basement and main floor bedroom egress windows can stay in the full openable position on their own to facilitate egress. The openable area must be at least 3.8 square feet.
 - g. Ensure all exterior staircase handrails/guardrails are sturdy.
 - h. Install the secondary handrail/guardrail for the back exterior staircase to meet Alberta Building Code Requirements.
 - i. Properly install the basement smoke alarm on the wall adjacent to the kitchen or decommission/cap the wires and properly close the hole in the wall.
 - j. Replace the light switch plate in the basement NE bedroom beside the kitchen.
 - k. Ensure all electrical outlets and switches have appropriate covers/plates installed.
 - l. Retain the services of a qualified technician to assess and repair electrical deficiencies so all outlets are operational.
 - m. Properly install the basement bathroom mechanical ventilation fan cover to close the gap.
 - n. Install a suitable cover for the basement bathroom vent opening.
 - o. Ensure all bathtub surround joints are properly sealed and watertight.
 - p. Repair the main floor kitchen floor so it is smooth, impervious to moisture and free of holes.
2. The work referred to in paragraph 1 (a-f) shall be completed by **July 10, 2026**.
The work referred to in paragraph 1(g- p) shall be completed by **July 30, 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, June 30, 2026.

Executive Officer
Alberta Health Services

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>