

## ORDER OF AN EXECUTIVE OFFICER

**To:** Richard Dowuona      Joyce Dowuona  
          "the Owner"            "the Owner"

**RE:**            Those housing premises located in Edmonton, Alberta and municipally described as:  
  
          11907 85 Street NW Edmonton, AB T5B 2G2

**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 laundry room was being used as a sleeping space at the time of inspection. There was no window present within the laundry room that met emergency egress requirements. The openable area of the largest window within the space measured 14.5" x 25" (2.52 feet squared).
- b. There was no working smoke alarm present within the basement.
- c. There were external hasps present along the bedroom doors in the basement.
- d. There appeared to be a back-up within the basement shower. Black liquid was observed within the bottom of the shower.
- e. There was an active cockroach infestation occurring within the home. Live cockroaches were observed within the main floor unit.

**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 laundry room was being used as a sleeping space at the time of inspection. There was no window present within the laundry room that met emergency egress requirements. The openable area of the largest window within the space measured 14.5" x 25" (2.52 feet squared). This is in contravention of Section 3(b)(i) of the Minimum Housing and Health Standards, which indicates 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. There was no working smoke alarm present within the basement. 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 external hasps present along the bedroom doors in the basement. This is in contravention of Section 5(2) of the Alberta Housing Regulation (AR 173/1999), 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. There appeared to be a back-up within the basement shower. Black liquid was observed within the bottom of the shower. This is in contravention of Section 6(a) of the Minimum Housing and Health Standards, which states that “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.”
  - e. There was an active cockroach infestation occurring within the home. Live cockroaches were observed within the main floor unit. 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 light switches and outlets in the basement bathroom were missing plate covers. 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. The following finishes were damaged at the time of inspection: the wall within the basement shower (which had been repaired with plaster, but not yet painted), the caulking around the basement bathtub (which was worn and missing in a number of places), the flooring in the basement (which was worn and damaged in a number of places), the closet door adjacent to the basement bathroom (which was cracked and broken), the basement bedroom door adjacent to the laundry room (which was cracked and broken), the ceiling within the upstairs kitchen/bathroom/laundry room, and the wall in the upstairs living room (which had a hole present). 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.”
  - h. The handle for the shower in the basement bathroom was missing. This is in contravention of Section 6(a) of the Minimum Housing and Health Standards, which states that “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.”
  - i. There was water staining present along the ceiling in the basement kitchen/living room. This is in contravention of Section 1(c), which states that “Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.”
  - j. One of the windowpanes in the South basement bedroom was missing. The window in the upstairs kitchen was cracked. This is in contravention of Section 2(b)(i), which states that “All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof.”
  - k. The openable windows throughout the house were not fitted with insect screens. 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.”

- i. A number of spindles along the guards at the front entrance of the home were missing/broken. This is in contravention of 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.”
- m. The mechanical ventilation fan in the upstairs washroom was not in operation. 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.”

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. Modify the window(s) within the laundry room to ensure at least one window meets emergency egress requirements. Note: the emergency egress window must provide an unobstructed/openable area of at least 3.8 feet squared (with no dimension less than 15 inches).
  - b. Install a working smoke alarm between the basement bedrooms and the remainder of the suite.
  - c. Remove the external hasps from the bedroom doors.
  - d. Repair the drainage within the basement shower/bathtub to ensure it is draining properly.
  - e. Hire the services of a licensed pest control professional to treat the cockroach infestation within the home. Provide copies of any reports provided by the pest control professional to Alberta Health Services Environmental Public Health (AHS EPH).
  - f. Install plate covers on the light switches and outlets within the basement bathroom.
  - g. Repair the damages finishes within the home, including: the wall within the basement shower, the caulking around the basement bathtub, the flooring in the basement, the closet door adjacent to the basement bathroom, the basement bedroom door adjacent to the laundry room, the ceiling within the upstairs kitchen/bathroom/laundry room, and the wall in the upstairs living room.
  - h. Replace the missing shower handle.
  - i. Abate the source of the leak above the basement kitchen/living room. Provide information to AHS EPH as to the source of the leak. Remove and replace all water damaged materials.
  - j. Replace the missing windowpane in the South basement bedroom.
  - k. Replace the cracked window in the upstairs kitchen.
  - l. Install insect screens on all openable windows within the home.
  - m. Replace the missing/broken spindles along the front guards of the home. Ensure the distance between spindles does not exceed 4 inches.
  - n. Repair the mechanical ventilation fan in the upstairs washroom.
2. The work referred to in paragraph 1, sections (a) – (e) shall be completed by July 19, 2024. The work referred to in paragraph 1, sections (f) – (n) shall be completed by August 6, 2024.

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, July 3, 2024.

Confirmation of a verbal order issued to Richard Dowuona on July 3, 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>

Order of an Executive Officer

RE: Those premises located in Edmonton, Alberta and municipally described as: 11907 85 Street NW Edmonton, AB T5B 2G2

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