

## ORDER OF AN EXECUTIVE OFFICER

**To:** Sue Ann Ho  
"the Owner"

**RE:** Those housing premises located in Edmonton, Alberta and municipally described as:  
11939 64 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 Northeast basement bedroom was being used for sleeping and did not have a means of emergency egress.
- b. The Northwest basement bedroom window was not large enough and did not meet emergency egress requirements.
- c. The Northwest main floor bedroom window did not open for emergency egress.
- d. The Northeast main floor (back) bedroom window was too small for emergency egress.
- e. The head clearance at the entrance of the Northwest basement bedroom was under 6 feet, which was too low.
- f. The upstairs smoke alarm was not operational.

**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 Northeast basement bedroom was being used for sleeping and did not have a means of emergency egress. This is in contravention of Section 3(b)(i, ii) of the Minimum Housing and Health Standards which states that: (i) 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. (ii) Windows referred to in section 3(b)(i) shall provide unobstructed openings with areas not less than 0.35 m<sup>2</sup> (3.8ft<sup>2</sup>), with no dimension less than 380 mm (15").
- b. The Northwest basement bedroom window was not large enough and did not meet emergency egress requirements. This is in contravention of Section 3(b)(i, ii) of the Minimum Housing and Health Standards which states that: (i) 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. (ii) Windows referred to in section 3(b)(i) shall provide unobstructed openings with areas not less than 0.35 m<sup>2</sup> (3.8ft<sup>2</sup>), with no dimension less than 380 mm (15").
- c. The Northwest main floor bedroom window did not open for emergency egress. This is in contravention of Section 3(b)(i, ii) of the Minimum Housing and Health Standards which

- states that: (i) 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. (ii) Windows referred to in section 3(b)(i) shall provide unobstructed openings with areas not less than  $0.35 \text{ m}^2$  ( $3.8\text{ft}^2$ ), with no dimension less than 380 mm (15").
- d. The Northeast main floor (back) bedroom window was too small for emergency egress. This is in contravention of Section 3(b)(i, ii) of the Minimum Housing and Health Standards which states that: (i) 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. (ii) Windows referred to in section 3(b)(i) shall provide unobstructed openings with areas not less than  $0.35 \text{ m}^2$  ( $3.8\text{ft}^2$ ), with no dimension less than 380 mm (15").
  - e. The main floor bathroom mechanical fan was not operational and was missing its cover. 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.
  - f. The basement bathroom ceiling were unfinished that were not smooth, non-absorbent to water and easy to clean. This is in contravention of Section 5(a) 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.
  - g. The head clearance at the entrance of the Northwest basement bedroom was under 6 feet, which was too low. This is in contravention of Section 5(2) of the Housing Regulation (AR 173/99) 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.
  - h. The upstairs smoke alarm was not operational. 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.

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. Ensure that any room used for sleeping has an outside window that provides an unobstructed opening with area not less than  $0.35 \text{ m}^2$  ( $3.8\text{ft}^2$ ), with no dimension less than 380 mm (15"), and can be opened from the inside without the use of tools or special knowledge.
  - b. Ensure that the Northeast basement room is not used for sleeping purposes until such time that adequate emergency egress is provided.
  - c. Repair or replace the main floor bathroom ventilation fan so that it is working properly and has a fan cover.

- d. Finish the basement bathroom ceiling so that it the ceiling is smooth, non-absorbent to moisture and easy to clean. Ensure that the walls form a watertight joint with each other, the floor, and the ceiling.
- e. Ensure that the entrance of the Northwest basement bedroom is 6 feet or greater.
- f. Repair or replace the smoke alarm in the main floor hallway so that it is operational and in good repair.

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

- a. Items 1(b), (c), and (f): on or before February 10, 2025
- b. Items 1(a), (d), and (e): on or before 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, January 30, 2025

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 Alberta Health Services at 780-342-0122 or by contacting the Public Health Appeal Board.

Health Legislation, Regulations and Standards

Electronic versions of the Public Health Act and Regulations are available at the Alberta Queen's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or [www.qp.gov.ab.ca](http://www.qp.gov.ab.ca).

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Copies of standards are available by contacting the Health Protection Branch of Alberta Health at

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780-427-4518 or by visiting: <https://www.alberta.ca/health-standards-and-guidelines.aspx>

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