

ORDER OF AN EXECUTIVE OFFICER CLOSED FOR TENANT ACCOMMODATION PURPOSES ORDER TO VACATE

To: Marvin Boonstra
"the Owner"

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

RE: Those housing premises located in Edmonton, Alberta and municipally described as:
12006 65 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, in contravention of the Public Health Act and Nuisance and General Sanitation Regulation, Alberta Regulation 243/2003 namely:

- a. The openable area of the outswing awning type window in the NE bedroom was measured at 11.5" (vertical) x 43.5" (horizontal) = 3.47 sq. ft. Furthermore, the window was unable to remain open on its own. This does not meet emergency egress requirements.

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 openable area of the outswing awning type window in the NE bedroom was measured at 11.5" (vertical) x 43.5" (horizontal) = 3.47 sq. ft. Furthermore, the window was unable to remain open on its own. This does not meet emergency egress requirements. This is in contravention of Sections 3(b)(i) and 3(b)(ii) of the Minimum Housing and Health Standards, which state that "For buildings of 3 stories 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", and "shall provide unobstructed openings with areas not less than 0.35 m² (3.8ft²), with no dimension less than 380 mm (15)".
- b. The exterior cladding around the NW bedroom window and the back door was not weatherproof. This is in contravention of Section 2(a) of the Minimum Housing and Health Standards, which states that "The exterior cladding of walls shall be maintained in a waterproof, windproof and weatherproof condition".
- c. The window in the NW bedroom, NE bedroom, and living room were missing 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”.

AND WHEREAS, by virtue of the foregoing, the above noted premises are hereby declared to be **Closed for Tenant Accommodation Purposes**.

NOW THEREFORE, I hereby **ORDER** and **DIRECT**:

1. That the occupants vacate the above noted premises on or before September 14, 2025.
2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Ensure the window in the NE bedroom provides an unobstructed opening with an area not less than 0.35 m² (3.8ft²), with no dimension less than 380 mm (15”), and ensure this window is capable of remaining fully open on its own.
 - b. Ensure the exterior cladding (including around the NW bedroom window and the back door) are maintained in a waterproof, windproof and weatherproof condition.
 - c. Ensure the NW bedroom, NE bedroom, and living room are supplied with effective screens.
3. 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.

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, August 14, 2025

Executive Officer
Environmental Health Officer

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
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>