

ORDER OF AN EXECUTIVE OFFICER

To: **Asad Allah** **Anam Ashraf**
 “the Owner” **“the owner”**

RE: Those housing premises located in Edmonton, Alberta and municipally described as:
 12011 132 Avenue NW- Basement Suite

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. There was mould-like growth near the base of the east and south exterior walls.
- b. The bedroom window opening measured 9 inches X 12 inches which was too small for egress purposes.

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. There was mould-like growth near the base of the east and south exterior walls. This is in contravention of section 5 (2) of the Housing Regulation, Alberta Regulation 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.
- b. There was water damage on the east and south exterior walls. This is in contravention of section III 1(c) of the Minimum Housing and Health Standards which states: Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.
- c. There was evidence of water infiltration from the foundation in the east and south exterior wall base. This is in contravention of section III 1 (b) of the Minimum Housing and Health Standards which states that: The owner shall ensure the housing premises is structurally sound, in a safe condition, in good repair, and maintained in a waterproof, windproof and weatherproof condition. 1 (b) Basement, cellars or crawl space shall be structurally sound, maintained in good repair and free from water infiltration and accumulation.
- d. The bedroom window opening measured 9 inches X 12 inches which was too small for egress purposes. This is in contravention of section III 3 (b) (i and 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 m² (3.8 ft²), with no dimension less than 380 mm (15”).

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. Remove the mould-like growth on the affected area.
 - b. Hire a qualified contractor to assess the sources of water infiltration and conduct repairs accordingly.
 - c. Remove all damaged building materials, allow the area to completely dry and then replace building materials in the basement.
 - d. Replace or modify the bedroom windows so that they meet emergency egress requirements.
2. The work referred to in paragraph 1 shall be completed by:
 - a. Item a must be completed immediately.
 - b. Item b and c must be completed by April 21, 2025.
 - c. Item d must be completed by May 21, 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, March 21, 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
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>

Edmonton • Seventh Street Plaza • Environmental Public Health
900 North Tower, 10030 107 Street NW, Edmonton, Alberta, Canada T5J 3E4
<https://www.ahs.ca/eph>