

ORDER OF AN EXECUTIVE OFFICER

To: Chace Rosychuk
"the Owner"

RE: Those housing premises located in Edmonton, Alberta and municipally described as:

12012 63 Street NW Edmonton, AB T5W 4G4

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 windows in the bedroom did not conform to emergency egress requirements. The exterior pane of the lefthand window was clipped into place from the outside and could not be opened from the inside. The openable area of the righthand side of the window measured 13.25" x 27" (2.5 ft²)
- b. There was no working smoke alarm installed outside of the bedroom.
- c. The ceiling in the kitchen and living room had cracks present. The tenant indicated there had been water leaking through the cracks. There were signs of water damage present along the ceiling material in the kitchen.
- d. Three of the four burners on the stove were missing and not in operation.
- e. The guardrail along the front of the home was in disrepair. The left-hand side of the guardrail was loose and not secured to the base. One of the spindles along the guardrail was missing (and as a result, there was an opening >4 inches present).

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 windows in the bedroom did not conform to emergency egress requirements. The exterior pane of the lefthand window was clipped into place from the outside and could not be opened from the inside. The openable area of the righthand side of the window measured 13.25" x 27" (2.5 ft²). This is in contravention of Section 3(b)(i) 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."
- b. There was no working smoke alarm installed outside of the bedroom. This is in contravention of Section 12(a) 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. The ceiling in the kitchen and living room had cracks present. The tenant indicated there had been water leaking through the cracks. There were signs of water damage present along the ceiling material in the kitchen. 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."
- d. Three of the four burners on the stove were missing and not in operation. This is in contravention of Section 14(a)(iv), which states that "a stove and a refrigerator that are maintained in a safe and proper operating condition. The refrigerator shall be capable of maintaining a temperature of 4 degrees C. (40°F)."
- e. The guardrail along the front of the home was in disrepair. The left-hand side of the guardrail was loose and not secured to the base. One of the spindles along the guardrail was missing (and as a result, there was an opening >4 inches present). 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."
- f. The window for the back door was missing. This is in contravention of Section 2(b)(i) of the Minimum Housing and Health Standards, which states that "All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof."
- g. The light along the ceiling outside of the main floor bedroom was not secured to the mount. 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."
- h. The paint along the outside of the home was worn and peeling off. This is in contravention of Section 2(a) of the Minimum Housing and Health Standards, which states that "The roof and exterior cladding of walls shall be maintained in a waterproof, windproof and weatherproof condition."

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. Install a window within the main floor bedroom that meets emergency egress requirements. The window must provide an openable area of at least 3.8 ft² (with no dimension less than 15 inches) and remain in an open position during egress.
 - b. Install a properly working smoke alarm outside of the main floor bedroom.
 - c. Abate the source of water leaking into the kitchen and living room. Provide information to Alberta Health Services (AHS) Environmental Public Health (EPH) as to the source of the water.
 - d. Remove and replace any water damaged building materials along the ceiling of the kitchen and living room. Repair any cracks present along the ceiling of the home.
 - e. Repair the stove top to ensure all the burners are working safely and properly.
 - f. Repair the guardrail along the front of the home. This includes: removal and replacement of rotted materials, replacement of any missing spindles, and securing any of the guards to the deck.
 - g. Replace the window along the back door.
 - h. Repair the light outside the main floor window. Ensure the light is secured to the mount.

- i. Repair the paint along the exterior cladding.
2. The work referred to in paragraph 1(a – h) shall be completed by October 10, 2025.
The work referred to in paragraph 1(i) shall be completed by November 10, 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, September 8, 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>

Order of an Executive Officer

RE: Those premises located in Edmonton, Alberta and municipally described as: 12012 63 St NW Edmonton, AB T5W 4G4

Page 4 of 4

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