

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

To: Anne-Marie Robichaud
"the Owner"

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

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

13427 101 Street NW Edmonton, AB T5E4G5

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 furnace was in disrepair and not maintained in proper operating condition. As a result, the system was not capable of maintaining a temperature of at least 22°C.
- b. There were no working smoke alarms installed within the home.
- c. The basement windows were too small to meet emergency egress requirements. There were two beds present within this space during the November 27, 2025, inspection.
- d. The handrail to the upstairs portion of the home was not properly secured to the wall.
- e. There was no guardrail along the stairs to the basement.

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 furnace was in disrepair and not maintained in proper operating condition. As a result, the system was not capable of maintaining a temperature of at least 22°C. This is in contravention of Section 8(a) of the Minimum Housing and Health Standards, which states that "All heating facilities within a housing premises are to be properly installed and maintained in good working condition, and be capable of safely and adequately heating all habitable rooms, bathrooms, and toilet rooms within the building to a temperature of ;
(i) at least 22°C(71°F)".
- b. There were no working smoke alarms installed within the home. 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. The basement windows were too small to meet emergency egress requirements. There were two beds present within this space during the November 27, 2025 inspection. This is in contravention of Section 3(b)(ii) of the Minimum Housing and Health Standards, which states that “(ii) Windows referred to in section 3(b)(i) shall provide unobstructed openings with areas not less than 0.35 m² (3.8ft²), with no dimension less than 380 mm (15”). “
- d. The handrail to the upstairs portion of the home was not properly secured to the wall. 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.”
- e. There was no guardrail along the stairs to the basement. This 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. There was open wiring present along the ceiling adjacent to the side door. 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 drainage system for the kitchen sink was not connected properly. There was a large gap between the underside of the sink and the drainage pipes. As a result, the sink was leaking into the cupboard space below. 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.”
- h. The window lock was missing for the openable window in the upstairs, left bedroom. This is in contravention of Section 3(a) of the Minimum Housing and Health Standards, which states that “Exterior windows and doors shall be capable of being secured.”
- i. The front door of the home did not form a weatherproof seal with the surrounding frame. 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.”
- j. There were multiple holes present within the walls of 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.”
- k. The kitchen flooring was nicked and damaged. 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.”
- l. The wall within the upstairs bathroom (behind the toilet) was damaged. Furthermore, the flooring within the bathroom did not form a watertight seal with the bathtub. This is in contravention of Section 5(a) of the Minimum Housing and Health Standards, which states that “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.”

- m. The door for the center bedroom (upstairs) was broken and no longer connected to the frame. This is in contravention of Section 1(c) of the Minimum Housing and Health Standards, which states that “Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.”

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 Owner(s) takes all steps necessary to ensure all Occupants vacate the above noted premises on or before January 30, 2026.
2. That the Owner(s) immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Repair or replace the furnace to ensure it is capable of maintaining a temperature of at least 22°C within the home.
 - b. Install working smoke alarms between each sleeping space within the home and the remainder of the suite.
 - c. Install at least one window within the basement that meets emergency egress requirements. The window must be located within the sleeping space and provide an openable area of at least 3.8 ft² (with no dimension less than 15 inches).
 - d. Repair the handrail to the upstairs portion of the home. Ensure the handrail is properly secured to the wall.
 - e. Install a guardrail along the basement stairs. The guardrail must measure at least 42 inches in height and provide a graspable handrail.
 - f. Cap and cover the open wires along the ceiling (adjacent to the side entrance door).
 - g. Repair the plumbing below the kitchen sink to ensure it is capable of draining properly.
 - h. Install a window lock along the window in the left (upstairs) bedroom.
 - i. Repair the front door to ensure it forms a weatherproof seal with the surrounding frame.
 - j. Repair the holes in the walls of the main floor kitchen.
 - k. Repair or replace the kitchen flooring. The kitchen flooring must provide a surface that is smooth, easy to clean, and impervious to moisture.
 - l. Repair the wall behind the toilet in the upstairs washroom.
 - m. Repair the flooring in the upstairs washroom to ensure it forms a watertight seal with the bathtub/surrounding baseboards.
 - n. Replace the door for the center (upstairs) bedroom. Remove and replace any of the related components that may have been damaged.
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, December 23, 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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900, 10030 107 Street, Edmonton AB T5J 3E4

www.albertahealthservices.ca/eph.asp