

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

To: Virginia G Fleming
13604 58 Street NW
Edmonton, AB, T5A 0R4

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

RE: Those housing premises located in Edmonton, Alberta and municipally described as:
13604 58 Street NW, Edmonton, AB, T5A 0R4

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. There were many items observed in the basement, and surrounding the furnace and hot water tank, that present a potential fire hazard.
- b. The handrail was missing along the basement staircase.
- c. The basement window in the southeast basement room appeared too small for emergency egress and the outer insect screen on the basement window was not easily removable.
- d. There was a significant cockroach and fly infestation in the basement.
- e. There was a severe bedbug infestation. Live and dead bedbugs, blood stains, and bedbug excrement were observed heavily in the accessible main floor bedroom and on living room furniture. Bed bugs were observed crawling along walls and floors in the living room/dining room area.
- f. A smoke alarm was not installed between the main floor bedrooms.
- g. Multiple basement windows were broken.

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 were many items observed in the basement, and surrounding the furnace and hot water tank, which could be a fire hazard. This contravenes section 2(1) of the AR 243/2003 Nuisance and General Sanitation Regulation which states that no person shall create, commit or maintain a nuisance. (2) Without limiting the generality of subsection (1), a person who creates, commits or maintains (a) any premises in a condition that is or might become injurious or dangerous to the public health or that might hinder in any

manner the prevention or suppression of disease is deemed to have created, committed or maintained a nuisance.

- b. The handrail was missing along the basement staircase. This contravenes section 3(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.
- c. The basement window in the southeast basement room appeared too small for emergency egress and the outer insect screen on the basement window was not easily removable. This contravenes section 3(b)(i) of the Minimum Housing and Health Standards which state 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. (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. There were significant cockroach and fly infestation. In the basement numerous take-out beverage containers, thermoses and cups were covered in flies. This contravenes section 16(a) of the Minimum Housing and Health Standards which states that the owner shall ensure that the housing premises are free of insect and rodent infestations.
- e. There was a severe bedbug infestation. Live and dead bedbugs, blood stains, and bedbug excrement were observed heavily in the accessible main floor bedroom and on living room furniture. Bed bugs were observed crawling along walls and floors in the living room/dining room area. This contravenes section 16(a) of the Minimum Housing and Health Standards which states that the owner shall ensure that the housing premises are free of insect and rodent infestations.
- f. A smoke alarm was not installed between the main floor bedrooms. This contravenes 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.
- g. Multiple basement windows were broken. This contravenes 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.
- h. Wall and ceiling finish was missing in the basement bathroom. This contravenes section 5 of the Minimum Housing and Health Standards which states 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.
- i. There was a buildup of dirt and grime on the floors and walls throughout the premises. This contravenes section 5(2) of the Housing Regulation, 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.

- j. Kitchen surfaces were dirty. One side of the kitchen sink was full of dirty dishes and maggots were observed in some containers. This contravenes section 5(2) of the Housing Regulation, 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.
- k. The back entrance staircase leading to the main floor was partially cluttered with items. This contravenes section 2(1) of the AR 243/2003 Nuisance and General Sanitation Regulation which states that no person shall create, commit or maintain a nuisance. (2) Without limiting the generality of subsection (1), a person who creates, commits or maintains (a) any premises in a condition that is or might become injurious or dangerous to the public health or that might hinder in any manner the prevention or suppression of disease is deemed to have created, committed or maintained a nuisance.
- l. A guardrail and handrail were missing from the front exterior stairs. This contravenes section 3(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.
- m. The surround was missing from the basement bathroom shower. This contravenes 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. (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.

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 Thursday, February 5, 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. Remove all items stored around the furnace and hot water tank and maintain a clearance zone free of combustible materials around the furnace.
 - b. Install a continuous handrail along the full length of the basement staircase on at least one side.
 - c. Replace the southeast basement room window with one meeting egress standards: minimum 0.35 m² unobstructed opening, and at least 380 mm (15 inches) in one dimension. Ensure the window can be fully opened from the inside without tools or special knowledge. Replace or modify the insect screen so it can be easily removed from inside in case of emergency.
 - d. Hire a licensed pest control professional to treat cockroaches and flies throughout the premises. Thoroughly clean and disinfect all impacted basement areas, paying special attention to food containers and surfaces. Seal cracks and

- crevices, store food in sealed containers, and remove garbage promptly to prevent re-infestation.
- e. Hire a licensed pest control company to perform bedbug eradication treatments (e.g., heat treatment, chemical application). Remove all bedding, dry clean or heat-treat fabrics and clothing, and encase mattresses and box springs in bedbug-proof covers. Clean and vacuum living spaces thoroughly and repeat treatment until no signs of bedbugs remain.
 - f. Install a working smoke alarm in the hallway between the main floor bedrooms and the rest of the living space.
 - g. Repair or replace all cracked or broken basement windows. Ensure each window is fully operational, free of glass damage, properly sealed against weather, and secured.
 - h. Replace missing or damaged wall and ceiling materials with durable, non-absorbent materials. Create watertight joints among walls, ceilings, floors, and shower fixtures.
 - i. Perform a deep cleaning of all rooms, walls, and floors. Use appropriate cleaning agents and disinfectants.
 - j. Remove and dispose of all soiled dishes and containers. Thoroughly clean and sanitize the kitchen sink, countertops, and cupboards. Address the presence of maggots by soaking contaminated items in disinfectant and discarding beyond salvage.
 - k. Clear all items obstructing the back entrance stairs and landing. Maintain stairways free of all clutter and stored items at all times.
 - l. Install a compliant guardrail alongside the exterior staircase to meet height and load-bearing codes. Add a handrail on at least one side of the stairs in accordance with Alberta Building Code standards.
 - m. Install a full shower surround using durable, non-absorbent materials. Ensure walls form watertight joints with the floor, ceiling, and shower fixtures. Verify all surfaces are easily cleanable and free of cracks or gaps.
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, January 13, 2026

Confirmation of a verbal order issued to Lorna Smith on January 9, 2026.

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>