

## ORDER OF AN EXECUTIVE OFFICER

**To:** 975047 Alberta Ltd. Nathan Chang Tera Krasniuk  
"the Owner" "the Owner" "the Owner"

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

Common - 13850 27 Street NW Edmonton, AB T5Y 1R6  
Common - 13854 27 Street NW Edmonton, AB T5Y 1R6  
Common - 13858 27 Street NW Edmonton, AB T5Y 1R6  
Common - 13862 27 Street NW Edmonton, AB T5Y 1R6  
Common - 13866 27 Street NW Edmonton, AB T5Y 1R6

**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 lock along the West external door of 13850 27 Street NW was broken. As a result, the building was not capable of being secured.
- b. The lock along the West external door of 13854 27 Street NW was broken. As a result, the building was not capable of being secured.
- c. The locks along the North and South external doors of 13862 27 Street NW were broken. As a result, the building was not capable of being secured.
- d. The lock along the South external door of 13866 27 Street NW was broken. As a result, the building was not capable of being secured.
- e. The lock along the North external door of 13866 27 Street NW was damaged. The door could only be secured by turning the internal handle on the inside of the door, as a result, it was not possible to secure the door while exiting.
- f. There was evidence of an ongoing mouse infestation within both 13854 27 Street NW and 13866 27 Street NW. Mouse droppings were observed within multiple units of both 13854 and 13866 27 Street NW.

**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 lock along the West external door of 13850 27 Street NW was broken. As a result, the building was not capable of being secured. 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."
- b. The lock along the West external door of 13854 27 Street NW was broken. As a result, the building was not capable of being secured. 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."

- c. The locks along the North and South external doors of 13862 27 Street NW were broken. As a result, the building was not capable of being secured. 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.”
- d. The lock along the South external door of 13866 27 Street NW was broken. As a result, the building was not capable of being secured. 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.”
- e. The lock along the North external door of 13866 27 Street NW was damaged. The door could only be secured by turning the internal handle on the inside of the door, as a result, it was not possible to secure the door while exiting. 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.”
- f. There was evidence of an ongoing mouse infestation within both 13854 27 Street NW and 13866 27 Street NW. Mouse droppings were observed within multiple units of both 13854 and 13866 27 Street NW. This is in contravention of 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 [sic] infestations”

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. Repair the locks along all external doors of 13850, 13854, 13862, and 13866 27 Street NW to ensure the buildings are capable of being locked and secured.
  - b. Hire the services of a licensed pest control professional to treat the mouse infestation within 13854 and 13866 27 Street NW. Maintain the services of said pest control professional until such time as the technician indicates no further action is required. Provide copies of any reports generated by the pest control technician to Alberta Health Services Environmental Public Health (AHS EPH).
2. The work referred to in paragraph 1 shall be completed by September 5, 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, August 25, 2025.

Confirmation of a verbal order issued to Tera Krasniuk on August 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](mailto: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 • Environmental Public Health

900, 10030 107 Street, Edmonton AB T5J 3E4

[www.albertahealthservices.ca/eph.asp](http://www.albertahealthservices.ca/eph.asp)