

ORDER OF AN EXECUTIVE OFFICER

To: Robert Carey Heather Carey
 "the Owner" "the Owner"

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

13944 118 Avenue NW Edmonton, AB T5L 2M4

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 no stove present in the basement unit. The basement and upstairs units appeared to be separate suites with locked doors between them.
- b. The guardrail along the front steps was missing. The spindles along the left side of the guardrail were installed >4 inches apart. The height of the guardrail measured 32" high.
- c. The guardrail along the landing/steps between the upstairs and downstairs suites measured 30.5" high.
- d. There was no handrail present along the steps to the basement.
- e. There was water leaking into the furnace room at the time of the June 19, 2025, inspection. There was a pool of standing water present within this space.

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 no stove present in the basement unit. The basement and upstairs units appeared to be separate suites with locked doors between them. This is in contravention of Section 14(a)(iv) of the Minimum Housing and Health Standards, which states that "(a) Every housing premises shall be provided with a food preparation area, which includes:... (iv) 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)."
- b. The guardrail along the front steps was missing. The spindles along the left side of the guardrail were installed >4 inches apart. The height of the guardrail measured 32" high. 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."
- c. The guardrail along the landing/steps between the upstairs and downstairs suites measured 30.5" high. 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.”

- d. There was no handrail present along the steps to the basement. 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 water leaking into the furnace room at the time of the June 19, 2025, inspection. There was a pool of standing water present within this space. This is in contravention of Section 1(b) of the Minimum Housing and Health Standards, which states that “Basements, cellars or crawl spaces shall be structurally sound, maintained in good repair and free from water infiltration and accumulation”
- f. The light in the kitchen was broken and hanging loose from 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.”
- g. A number of the tiles in the bathroom were broken and missing. As a result, the surfaces along the bathroom walls were smooth, impervious to moisture, and easy to clean. 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.”
- h. One of the basement windows was broken. 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.”

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 stove in the basement kitchen. Ensure the stove is maintained in safe and proper operating condition.
 - b. Repair the guardrail along the front steps. The height of the guardrail must be at least 36” high with a space of no more than 4 inches between the spindles and must be present on both sides of the stairs.
 - c. Install a guardrail along the landing/stairs between the upstairs and basement suites. The guardrail must be at least 36 inches with vertical spindles (measuring no more than 4 inches between spindles). The handrail portion of the guardrail must be graspable.
 - d. Install a handrail along the steps to the basement suite.
 - e. Abate the source of the leak into the furnace room. Remove and replace any water damaged building materials.
 - f. Repair the light in the kitchen. Ensure the light is securely attached to the mount and operating safely.
 - g. Replace the missing tiles in the basement bathroom.
 - h. Replace the broken basement window.
2. The work referred to in paragraph 1 shall be completed by July 30, 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, June 30, 2025.

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>