

## ORDER OF AN EXECUTIVE OFFICER

**To:** Melody Bobinec  
"the Owner"

**RE:** Those housing premises located in Edmonton, Alberta and municipally described as:  
  
1803 45 Street NW Edmonton, AB T6L 2S6

**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 within the basement bedrooms were too small to meet emergency egress requirements. The openable area of the windows measured 17" x 25" (2.95 ft<sup>2</sup>).
- b. The windows within the South basement bedrooms were broken and missing panes.
- c. There were no working smoke alarms present between the basement bedrooms and the remainder of the home.
- d. The shower in the basement bathroom was not in operation.

**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 within the basement bedrooms were too small to meet emergency egress requirements. The openable area of the windows measured 17" x 25" (2.95 ft<sup>2</sup>). This is in contravention of Section 3(b)(ii) of the Minimum Housing and Health Standards, which states that "Windows referred to in section 3(b)(i) shall provide unobstructed openings with areas not less than 0.35 m<sup>2</sup> (3.8ft<sup>2</sup>), with no dimension less than 380 mm (15")."
- b. The windows within the South basement bedrooms were broken and missing panes. 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."
- c. There were no working smoke alarms present between the basement bedrooms and the remainder of 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."
- d. The shower in the basement bathroom was not in operation. 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.”

- e. The ventilation window in the basement bathroom was blocked with a wooden board. There was no mechanical ventilation installed within the bathroom. This is in contravention of Section 7(c) of the Minimum Housing and Health Standards, which states that “All rooms containing a flush toilet and/or bathtub or shower shall be provided with natural or mechanical ventilation.”
- f. The ceiling and walls within the basement bathroom were unfinished. The ceiling and walls were made of materials that were porous and did not form waterproof seals. 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.”
- g. There was exposed wiring present within the basement bathroom. 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.”

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 windows that meet emergency egress requirements (those that provide an openable area of at least 3.8 ft<sup>2</sup>, with no dimension less than 15”) in any of the bedrooms not occupied by the titled owner of the property or their immediate family. This includes the North and South bedrooms within the basement.
  - b. Repair or replace the damaged windows within the basement bedrooms.
  - c. Install a working smoke alarm between the basement bedrooms and the remainder of the home. Ensure the smoke alarm is maintained in properly operating condition.
  - d. Repair the shower in the basement bathroom to ensure it is operating properly.
  - e. Remove the boards from the windows in the basement bathroom to ensure the windows are capable of providing ventilation. Alternatively, ensure an adequate means of mechanical ventilation to the basement bathroom.
  - f. Repair the walls and ceiling within the basement bathroom. The surfaces within the bathroom must form waterproof seals at any joints and be made of a material that is smooth, impervious to moisture, and easy to clean.
  - g. Install plate covers or repair the switches and outlets in the basement bathroom to ensure there is no open wiring present.
2. The work referred to in paragraph 1 shall be completed by October 17, 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 15,  
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](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>

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