

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

To: Olga Zurowski David Zurowski
 "the Owner" "the Owner"

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

RE: Those housing premises located in Sherwood Park, Alberta and municipally described as: Basement 58 Glengarry Crescent

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 are no windows in the basement bedrooms for emergency egress. There is one window in the living room area, but this window does not meet emergency egress requirements. Mattresses were found in the basement living room, and basement bedrooms D and E.
- b. The toilet sanitary sewer line from the main floor bathroom is leaking into the basement bathroom on the floor approximately 2 feet in front of the toilet with visible signs of mould and water damaged building material on the exposed ceiling.
- c. There is a water leak from the plumbing of the basement bathroom sink.
- d. The smoke alarm in the basement is not operational as no sound was emitted when tested.
- e. Mouse droppings have been found in the basement bathroom storage area, in the laundry room on top of the dryer, and in the main floor kitchen cabinets. A dead mouse was found on the floor in the fireplace room at the back of the house on the main floor.
- f. There are numerous flies in the basement upon entering into the home from the basement entrance. There is a fly strip covered in flies near the basement kitchen area. Multiple flies are also present in the upstairs main bathroom.
- g. There are various unfinished surfaces in the basement noted by missing and unfinished drywall and sections of ceiling in areas including, but not limited to the bathroom, storage rooms, kitchen area, hallway and bedroom door jambs.
- h. There are several light switches and power outlets with loose or missing covers in areas including, but not limited to the laundry room, basement bathroom, bedroom D in 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. There are no windows in the basement bedrooms for emergency egress. There is one window in the living room area, but this window does not meet emergency egress requirements. Mattresses were found in the basement living room, and basement bedrooms D and E. This is in contravention of Section 3(b)(i)(ii) of the Minimum Housing and Health Standards which states 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. 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”).”
- b. The toilet sanitary sewer line from the main floor bathroom is leaking into the basement bathroom on the floor approximately 2 feet in front of the toilet with visible signs of mould and water damaged building material on the exposed ceiling. This is in contravention of Section 6(a) of the Minimum Housing and Health Standards, which states that “every housing premises shall be connected to the public sewage system, or to an approved private sewage disposal system. 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.”
- c. There is a water leak from the plumbing of the basement bathroom sink. This is in contravention of Section 6(a) of the Minimum Housing and Health Standards, which states that “every housing premises shall be connected to the public sewage system, or to an approved private sewage disposal system. 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.”
- d. The smoke alarm in the basement is not operational as no sound was emitted when tested. 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. Smoke alarms shall be operational and in good repair at all times.”
- e. Mouse droppings have been found in the basement bathroom storage area, in the laundry room on top of the dryer, and in the main floor kitchen cabinets. A dead mouse was found on the floor in the fireplace room at the back of the house on the main floor. 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 infestations.”
- f. There are numerous flies in the basement upon entering into the home from the basement entrance. There is a fly strip covered in flies near the basement kitchen area. Multiple flies are also present in the upstairs main bathroom. 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 infestations.”
- g. There are various unfinished surfaces in the basement noted by missing and unfinished drywall, and sections of ceiling in areas including, but not limited to the bathroom, storage rooms, kitchen area, hallway and bedroom door jambs. 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.”

- h. There are several light switches and power outlets with loose or missing covers in areas including, but not limited to the laundry room, basement bathroom, bedroom D in the basement. 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.”

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 basement of the above noted premises and remove all mattresses from the basement on or before October 9, 2025.
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. Install windows that are suitable for egress in sleeping areas in basement.
 - b. Repair damaged and leaking sewer pipes from upstairs toilet. Replace any damaged or rotted building materials. Clean and disinfect all surfaces impacted with sewage.
 - c. Repair damaged and leaking pipes under basement bathroom sink. Replace and repair any water damaged building material caused by the leak.
 - d. Replace smoke alarm with one that is operational.
 - e. Hire the services of a licensed pest control company to rid the premises of fly and rodent infestations. Provide records of service to the Environmental Public Health office.
 - f. Repair or resurface walls and ceilings so they are in good repair and in a condition that can be easily cleaned. Bathrooms require walls and floors that are smooth, non-absorbent to moisture and easy to clean with watertight joints in all areas including the ceiling.
 - g. Replace or repair all missing or loose light switch and electrical outlet covers.
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 Sherwood Park, Alberta, September 24, 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>

Sherwood Park • Strathcona County Health Centre • Environmental Public Health

2 Brower Drive, Sherwood Park, AB T8H 1V4

www.ahs.ca/eph