

ORDER OF AN EXECUTIVE OFFICER UNFIT FOR HUMAN HABITATION 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 Strathcona County, Alberta and municipally described as: 58 Glengarry Crescent Sherwood Park

WHEREAS I, an **Executive Officer** of **Alberta Health Services**, have inspected and received a report about the above noted premises pursuant to the provisions of the **Public Health Act**, RSA 2000, c. P-37, as amended;

AND WHEREAS such inspection and report 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 the Nuisance and General Sanitation Regulation, Alberta Regulation 243/2003 namely:

- a. Water supply is no longer available and is disconnected to the premises.
- b. Mouse droppings are present in the basement bathroom storage area, in the laundry room on top of the dryer, and in the main floor kitchen cabinets.
- c. There are several light switches and power outlets not provided with covers, including but not limited to the first bedroom on the left on the main floor, and the laundry room.
- d. Various finishes are in disrepair, including but not limited to; the walls in the main floor hallway have holes, wall behind kitchen sink has holes, the door frame in the main floor living room is unfinished, and baseboards are missing in main floor area.
- e. The base of the kitchen sink cabinet is not seated properly in the frame leaving gaps and an uneven surface. The base appears to be unfinished plywood and is not smooth, non-porous and easy to clean.
- f. Flooring is worn on the basement stairs to the point where the cleanable finish has been removed. Edges of the laminate flooring pieces are worn off in the back of house fireplace room. There are holes in the vinyl flooring on the back entry landing where the stairs are located
- g. Basement bathroom floors, walls and ceilings are unfinished and only studs are present.

AND WHEREAS such inspection and report disclosed that the following breaches of the Housing Regulation, Alberta Regulation 173/99, and the Minimum Housing and Health Standards exist in and about the above noted premises, namely:

- a. Water supply is no longer available and is disconnected to the premises. This is in contravention of Section 3(1)(b)(iii) of Housing Regulation, which states that "subject to

subsection (3) and section 4, an owner shall ensure that the occupants of the housing premises are supplied with adequate running hot and cold water that is safe for human consumption.”

- b. Mouse droppings were observed in the basement bathroom storage area, in the laundry room on top of the dryer, and in the main floor kitchen cabinets. 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.”
- c. There are several light switches and power outlets not provided with covers, including but not limited to the first bedroom on the left on the main floor, and the laundry room. 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.”
- d. Various finishes are in disrepair, including but not limited to; the walls in the main floor hallway have holes, the door frame in the main floor living room is unfinished, and baseboards are missing in main floor area. 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.”
- e. The base of the kitchen sink cabinet is not seated properly in the frame leaving gaps and an uneven surface. The base appears to be unfinished plywood. This is in contravention of Section 5(b) of the Minimum Housing and Health Standards which states that “rooms and sections of rooms that are used for food preparation and cooking shall have walls and floors constructed of materials which do not provide harbourage to dirt, grease, vermin and bacteria and that are easily kept clean.”
- f. Flooring is worn on the basement stairs to the point where the cleanable finish has been removed. Edges of the laminate flooring pieces are worn off in the back of house fireplace room. There are holes in the vinyl flooring on the back entry landing where the stairs are located. 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.”
- g. Basement bathroom floors, walls and ceilings are unfinished and only studs are present. This is in contravention of Section 5(a) 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. 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 **Unfit for Human Habitation**.

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 December 12, 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. Restore water utilities to the premises.
 - b. Hire the services of a licensed pest control company to rid the premises of the rodent infestation. Provide records of service to the Environmental Public Health office.
 - c. Replace missing electrical outlet covers and light switch covers.
 - d. Repair or replace any damaged or missing finishes. Ensure that all floors, walls, and ceilings are smooth, non-porous and easy to clean.
 - e. Provide missing finishings in basement bathroom. Ensure walls and floors are smooth, non-absorbent to moisture, easy to clean and form watertight joints in all areas.
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 vacant and secure from unauthorized entry.

The above conditions were noted at the time of inspection and receipt of the report 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 Strathcona County, Alberta, November 14, 2025.

Confirmation of a verbal order issued to David Zurowski on November 13, 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
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

<https://www.ahs.ca/eph>