

ORDER OF AN EXECUTIVE OFFICER

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

RE: Those housing premises located in Sherwood Park, Alberta and municipally described as:
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, namely:

- a. The smoke alarm in the main floor hallway appears to be expired. In the same area there is an empty mounting base for a smoke alarm with no smoke alarm present.
- b. A notice posted on the refrigerator indicates that the gas water heater is not safe to operate and repairs are needed.
- c. 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.
- d. The exterior door on the west side of the house has holes in the bottom of the door.
- 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 has been 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 is mold on the drywall backing onto the water meter and on the drywall at the back of the kitchen sink cupboard.
- h. The subfloor under the main floor main bathroom toilet shows evidence of mold and deterioration when observed from the basement.
- i. 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.
- j. 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.
- k. 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.
- l. 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.

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 smoke alarm in the main floor hallway appears to be expired. In the same area there is an empty mounting base for a smoke alarm with no smoke alarm present. 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."
- b. A notice posted on the refrigerator indicates that the gas water heater is not safe to operate and repairs are needed. This is in contravention of Section 3(1)(a)(ii) of the Housing Regulation, which states "an owner shall ensure that the housing premises are in a safe condition" and it is in contravention of Section 9 of the Minimum Housing and Health Standards, which states that "every building used in whole or in part, as housing premises must be supplied with a potable water supply of sufficient volume, pressure and temperature to serve the needs of the inhabitants. (a) All hot running water shall be maintained at a temperature of not less than 46 degrees C (114°F), and not more than 60 degrees C (140°F) measured at the plumbing fixture."
- c. The toilet sanitary sewer line from the main floor main bathroom is leaking into the basement bathroom on the floor approximately 2 feet in front of the toilet. 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 exterior door on the west side of the house has holes in the bottom of the door. 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."
- 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 has been 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 is mold on the drywall backing onto the water meter and on the drywall at the back of the kitchen sink cupboard. This is in contravention of Section 1(c) of the Minimum Housing and Health Standards, which states that "building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced."
- h. The subfloor under the main floor main bathroom toilet shows evidence of mold and deterioration when observed from the basement. This is in contravention of Section 1(c) of

the Minimum Housing and Health Standards, which states that “building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.”

- i. 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.”
- j. 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.”
- k. 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.”
- l. 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.”

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. Replace all smoke alarms so they are functioning properly, and one is available between the sleeping areas and the remainder of the premises.
 - b. Hire the services of a licensed plumber to ensure that the gas water heater is functioning as designed to safely provide hot water to the premises.
 - c. Repair the plumbing connected to the main floor toilet.
 - d. Repair or replace the west side exterior door so that it is weather and pest proof.
 - 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. Investigate the source of the moisture under the kitchen sink cabinet and repair as needed to prevent mold growth. Remove and replace water damaged building materials on the wall backing onto the water meter and the back wall under the kitchen sink cabinet.
 - g. Investigate the extent of damage to the subfloor around the main floor main bathroom toilet. Remove and replace water damaged building or rotted building materials.
 - h. Replace missing electrical outlet covers and light switch covers.
 - i. Repair or replace any damaged or missing finishes. Ensure that all floors, walls, and ceilings are smooth, non-porous and easy to clean.
2. The work referred to in paragraph 1 items (a) and (b) shall be completed by October 2, 2025.

3. The work referred to in paragraph 1 items (c), (d), (e), (f), (g), and (h) shall be completed by October 30, 2025.
4. The work referred to in paragraph 1 item (i) shall be completed by November 27, 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 Sherwood Park, Alberta, September 24, 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

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www.ahs.ca/eph