

ORDER OF AN EXECUTIVE OFFICER

To: Leonardo Cerda Ruz Salvador Villanueva
"the Owner" "the Owner"

RE: Those housing premises located in Edmonton, Alberta and municipally described as:
7920 158 Street NW

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 is an accumulation and pooling of what appears to be sewage water in the entire basement.
- b. The smoke alarm is not functioning.
- c. There is no hot water.
- d. Multiple windows do not have locking mechanisms, or the locking mechanisms are not effective at securing the window.
- e. All bedroom egress windows are difficult to slide open.
- f. The furnace (in the basement) is in disrepair. It is submerged in multiple inches of what appears to be sewage water.
- g. Eavestroughs at the back of the house are overflowing with water. They appear to be rusting where paint is flaking and peeling.
- h. The basement bathroom hand sink appeared to be detached from wall. Tenant said the hand sink was not functional.

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 is an accumulation and pooling of what appears to be sewage water in the entire basement. 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, pump out sewage holding tanks, septic tanks and the disposal system shall be maintained in a proper operating condition" and section 1(b)(c), which states that "Basements, cellars or crawl spaces shall be structurally sound, maintained in good repair and free from water infiltration and accumulation. Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced."
- b. The smoke alarm is not functioning. This is in contravention of section 12(a) 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."

- c. There is no hot water. This is in contravention of section 9(a) 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. 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."
- d. All bedroom egress windows are difficult to slide open. This is in contravention of section 3(b)(i), which states that "For buildings of 3 stories 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."
- e. The furnace (in the basement) is in disrepair. It is submerged in multiple inches of what appears to be sewage. This is in contravention of section 8(a) of the Minimum Housing and Health Standards, which states that "All heating facilities within a housing premises are to be properly installed and maintained in good working condition, and be capable of safely and adequately heating all habitable rooms."
- f. Multiple windows do not have locking mechanisms, or the locking mechanisms are not effective at securing the window. This is in contravention of section 3(a) of the Minimum Housing and Health Standards, which states that "Exterior windows and doors shall be capable of being secured."
- g. Caulking along bath tub and floor is not in good repair, it is discolored and cracking. Bathroom wall by the mirror has flaking paint. Bathroom flooring has gaps between some tiles. 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. Multiple pieces of baseboards are missing throughout the kitchen including behind the fridge and shelf unit. Flooring in the kitchen has gaps between planks. There are missing floor transitions in both entryways to the kitchen. 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 floors constructed of materials which do not provide harborage to dirt, grease, vermin and bacteria and that are easily kept clean."
- i. Multiple pieces of baseboards are missing including by the back door in the shoe storage 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."
- j. The edging on the counter is completely missing in several areas. This is in contravention of section 14(a)(iii) of the Minimum Housing and Health Standards, which states that "Every housing premises shall be provided with a food preparation area, which includes: a counter or table used for food preparation which shall be of sound construction and furnished with surfaces that are easily cleaned."
- k. The front left burner on the stove is not working. This is in contravention of section 14(a)(iv) of the Minimum Housing and Health Standards, which states that "Every housing premises shall be provided with a food preparation area, which includes a stove that is maintained in a safe and proper operating condition."

- l. Under kitchen sink, the wood bottom shows signs of rot, water damage, and possible mold growth. 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."
- m. Flying insects were observed throughout the house. What appears to be mouse droppings in corners of kitchen floor and the back door in the shoe nook area. There are gaps between some pipes and the flooring here. The weather-stripping is broken as well. 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."
- n. The basement bathroom hand sink appeared to be detached from wall. The tenant said the hand sink was not functional. This is in contravention of section 7(a) of the Minimum Housing and Health Standards, which states that "Except where exempt by regulation, every housing premises shall be provided with plumbing fixtures of an approved type consisting of at least a flush toilet, a wash basin, and a bathtub or shower. (a) The washbasins and bathtub or shower shall be supplied with potable hot and cold running water."
- o. There are damaged or missing window screens in all bedrooms and bathrooms. This is in contravention of section 2(b)(iii) of the Minimum Housing and Health Standards, which states that "During the portion of the year when there is a need for protection against flies and other flying insects, every window or other device intended for ventilation shall be supplied with effective screens."
- p. The second window pane in the middle bedroom is off its track and cannot be closed. 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."
- q. The weatherstripping broken on both the front and back 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."

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. Provide all documentation of work conducted or to be conducted including but not limited to insurance assessment, removal of standing water, and identification of water/ sewage infiltration.
 - b. Install a properly functioning smoke alarm adjacent to sleeping areas.
 - c. Repair source of water infiltration. Provide the plan for scope of work to Environmental Public Health prior to commencing work.
 - d. Remediation of the basement by a professional remediation company. Provide the plan for scope of work to Environmental Public Health prior to commencing work. Photos to be provided prior to work being done, during work, and after work is completed. Before continuing to the next steps of remediation, receive approval from Environmental Public Health to proceed.
 - e. Have egress bedroom windows that are easily openable.
 - f. Ensure all openable windows are capable of being secured.

- g. Have the hot water tank and furnace assessed by professional technicians. Retain proof of documentation of these services.
 - h. Ensure hot and cold water is supplied. Ensure the furnace is capable of heating the house.
 - i. Ensure eavestroughs are capable of removing water away from the house and ensure eavestroughs are in good repair.
 - j. Ensure floor transitions and baseboards are installed throughout.
 - k. Ensure walls are easily cleanable and free of flaking paint in the bathroom.
 - l. Repair or replace caulking in bathroom around the bathtub/ floor joints.
 - m. Ensure flooring throughout the house is free of gaps between tile or planks.
 - n. Repair or replace the stove so all burners are functional.
 - o. Ensure kitchen counters are in good repair, including the edging of the counters.
 - p. For the area underneath the kitchen sink, ensure the source of the leak is identified, and that any materials damaged by water infiltration and/or mold growth are removed and replaced.
 - q. Identify and eradicate all pests. Fill any holes leading to the exterior of the house.
 - r. Ensure the hand sink in the basement bathroom is capable of providing hot and cold running water and is hooked up properly to the drainage system.
 - s. Ensure all openable windows have a fitted screen that is in good repair.
 - t. Have the window in the middle bedroom be capable of closing both panes of glass easily on their tracks.
 - u. Repair or replace weatherstripping so it is in good repair.
2. The work referred to in paragraph 1(a) and (b) shall be completed by July 31, 2026.
The work referred to in paragraph 1 (c) – (u) shall be completed by August 28, 2026.

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, July 24, 2026.

Executive Officer
Alberta Health Services

If you have any questions regarding the order, contact Environmental Public Health at 1-833-476-4743 or
<https://www.albertahealthservices.ca/eph/eph.aspx>

You have the right to appeal

A person who is directly affected by a 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>