

ORDER OF AN EXECUTIVE OFFICER

To: J.E. Group Inc.
“the Owner”

Michelle Evans
“the Owner”

Nicholas Evans
“the Owner”

Danae Janz
“the Owner”

Jonathan Janz
“the Owner”

RE: Those housing premises located in Edmonton, Alberta and municipally described as:
Basement, 8307 69 Avenue NW, Edmonton, Alberta, T6C 0A1

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. Water is infiltrating the suite through multiple sections of the north basement wall.
- b. None of the bedroom windows meet egress size requirements. The openable area of the west bedroom window is 13 x 43.5 inches and the openable areas of the east bedroom windows are 13 x 32.5 inches and 15 x 13 inches.

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. Water is infiltrating the suite through multiple sections of the north basement wall. This is in contravention of section 1(b) of the Minimum Housing and Health Standards which states that basements, cellars or crawl spaces shall be structurally sound, maintained in good repair and free from water infiltration and accumulation.
- b. None of the bedroom windows meet egress size requirements. The openable area of the west bedroom window is 13 x 43.5 inches and the openable areas of the east bedroom windows are 13 x 32.5 inches and 15 x 13 inches. This is in contravention of section 3(b)(ii) of the Minimum Housing and Health Standards which states that windows for emergency egress shall provide unobstructed openings with areas not less than 0.35 m² (3.8ft²), with no dimension less than 380 mm (15”).

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. Repair the basement foundation such that the basement is free from water infiltration. All water-damaged materials must be replaced, and any mold discovered during the repair process must be remediated.
 - b. Replace the bedroom windows such that each room used as a bedroom has at least one window with an openable area that meets emergency egress requirements.
2. The work referred to in paragraph 1(a) shall be completed by July 20, 2026.
The work referred to in paragraph 1(b) shall be completed by August 10, 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, June 22, 2026.

Confirmation of a verbal order issued to Michelle Evans on June 19, 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>

Edmonton • Environmental Public Health

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