

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

**To:** William Zaparniuk (Zapernick)      Darrell Zapernick      Patty Bligh  
"the Owner"      "the Owner"      "the Owner"

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

**RE:** Those housing premises located in Edmonton, Alberta and municipally described as:  
9113 Ottewell Road NW – Basement

**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. Southeast bedroom window did not meet egress requirements as the opening mechanism prevented the window from opening fully.
- b. Southwest and middle rooms, used as makeshift bedrooms, did not have egress windows.
- c. Middle room, used as a makeshift bedroom had a hasp style lock on the outside of its door.
- d. Multiple electrical cords, trouble lights and other wires running through the basement to provide lighting to rooms.

**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. Southeast bedroom window did not meet egress requirements as the opening mechanism prevented the window from opening fully. This is in contravention of section 3(b)(i) & (ii) of the Minimum Housing and Health Standards which state that (i) For or 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. (ii) Windows referred to in section 3(b)(i) shall provide unobstructed openings with areas not less than 0.35 m<sup>2</sup> (3.8ft<sup>2</sup>), with no dimension less than 380 mm (15").
- b. Southwest and middle rooms, used as makeshift bedrooms, did not have egress windows. This is in contravention of section 3(i) of the Minimum Housing and Health Standards which states that (i) 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.

- c. Middle room, used as a makeshift bedroom had a hasp style lock on the outside of its door. This is in contravention of section 5(2) of the Housing Regulation which states that (2) No person shall cause or permit any condition in housing premises that is or may become injurious or dangerous to the public health, including any condition that may hinder in any way the prevention or suppression of disease.
- d. Multiple electrical cords, trouble lights and other wires running through the basement to provide lighting to rooms. 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 occupants vacate the above noted premises on or before May 2, 2025.
- 2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
  - a. Replace or modify the window's opening mechanism in the southeast bedroom to ensure it can open fully without the use of tools or special knowledge. Ensure the window provides an unobstructed opening of at least 0.35 m<sup>2</sup> (3.8 ft<sup>2</sup>), with no dimension less than 380 mm (15").
  - b. Remove doors from makeshift rooms, used as bedrooms. Remove all beds and bedding from the basement rooms. Ensure tenants are aware that the basement is only to be used for laundry and storage.
  - c. Remove lock and hasp from middle makeshift room.
  - d. Remove all temporary lighting from the basement and repair the original lighting fixtures including installing proper light bulbs.
- 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 Edmonton, Alberta, April 28, 2025

Confirmation of a verbal order issued to Darrell Zapernick and Jesus Pasdilla (tenant) on April 23, 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](mailto: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>.

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<https://www.alberta.ca/alberta-kings-printer.aspx>.

**Copies of standards are available by visiting:** <https://www.alberta.ca/health-standards-and-guidelines.aspx>