

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

To: Joshua Ukpebor
"the Owners"

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

RE: Those housing premises located in Edmonton, Alberta and municipally described as:
9124 119 Avenue NW - Basement, Edmonton, AB, T5B 0W9

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. Headroom clearance at points throughout the suite was measured at less than the required 72 inches. The headroom clearance at the bottom of the stairs which lead to the suite was measured at 66 inches. The headroom clearance at the transition from the kitchen to the bedrooms was measured at 67.5 inches.
- b. There is no handrail for the stairs which lead to the door to the suite.
- c. There is no mechanism to hold the bedroom windows open.
- d. During the inspection on August 14, 2025, the windows in the bedrooms were not secured due to damage to the locking mechanisms and windowsills. The condition remains the same.
- e. During the inspection on September 11, 2025, both bedroom windows have been sealed shut with wooden blocks secured to the windowsills. The condition remains the same.
- f. There is no smoke alarm installed in the suite.

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. Headroom clearance at points throughout the suite was measured at less than the required 72 inches. The headroom clearance at the bottom of the stairs which lead to the suite was measured at 66 inches. The headroom clearance at the transition from the kitchen to the bedrooms was measured at 67.5 inches. This is contravention of section 5(2) of the Housing Regulation which states that 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.
- b. There is no handrail for the stairs which lead to the door to the suite. This is in contravention of section 3(c)(i) of the Minimum Housing and Health Standards which

states that inside or outside stairs or porches including all treads, risers, supporting structural members, handrails, guards and balconies, shall be maintained in good repair and shall comply with the requirements of the Alberta Building Code or a Professional Engineer design.

- c. There is no mechanism to hold the bedroom windows open. 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").
- d. During the inspection on August 14, 2025, the windows in the bedrooms were not secured due to damage to the locking mechanisms and windowsills. The condition remains the same. This is in contravention of section 3(a) of the Minimum Housing and Health Standards which states exterior windows and doors shall be capable of being secured.
- e. During the inspection on September 11, 2025, both bedroom windows have been sealed shut with wooden blocks secured to the windowsills. The condition remains the same. This is in contravention of section 3(b)(i) of the Minimum Housing and Health Standards which states 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. The condition remains the same.
- f. There is no smoke alarm installed in the suite. This is in contravention of section 12 of the Minimum Housing and Health Standards which state 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.
- g. The wall and frame around the window in the southeast bedroom are damaged. This is 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.
- h. The baseboards below the windows in both bedrooms are damaged. This is contravention of 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.
- i. The wall near the suite door hinges is unfinished with exposed insulation. 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.
- j. There are holes in the bathroom walls behind the vanity mirror and behind the toilet. This is in contravention of section 5 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.
- k. The upper kitchen cupboards are missing doors. This is in contravention of section 14(a)(ii) of the Minimum Housing and Health Standards which states that every housing

premises shall be provided with a food preparation area, which includes cupboards or other facilities suitable for the storage of food

- l. The heating vents on the ceilings throughout the suite are missing covers. 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
- m. There is a hole at the bottom right corner of the exterior doorway that leads into the basement foundation. This is 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.
- n. There is no functional ventilation or openable window in the bathroom. This is contravention of section 7(c) of the Minimum Housing and Health Standards which states that all rooms containing a flush toilet and/or bathtub or shower shall be provided with natural or mechanical ventilation.
- o. The window pane in the southwest bedroom has been broken and replaced with a plastic pane. This is contravention of section 2(b)(ii) of the Minimum Housing and Health Standards which states that in housing premises intended for use during the winter months, windows in habitable rooms shall protect against cold weather through the provision of a storm sash, double glazing, or other durable thermal/air resistant barrier as may be approved by the Executive Officer.
- p. The window in the southwest bedroom is not secure to its hinges. This is 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. All openable windows are missing insect screens. This is 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.

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 September 23, 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. Increase the headroom throughout all habitable areas of the suite to a minimum of 72 inches.
 - b. Install a handrail for the stairs which lead to the suite that is in compliance with the Alberta Building Code or a Professional Engineer design.
 - c. Make repairs to the bedroom windows so they may provide unobstructed opening when the window is in a fully open position.
 - d. Repair the bedroom window locks and windowsills such that the windows can be locked.

- e. Remove the wooden blocks which are currently preventing the bedroom windows from opening.
 - f. Install an operational smoke alarm in the suite.
 - g. Repair all damages to the walls, window frames and baseboards throughout the suite.
 - h. Install doors to the upper cupboards in the kitchen.
 - i. Install vent covers on all heating vents on the ceilings in the suite.
 - j. Seal the hole at the bottom of the exterior door to the suite such that water will not be able to infiltrate the foundation.
 - k. Install operational ventilation or a window in the bathroom.
 - l. Replace the windowpane in the southwest bedroom such that the window is in good repair and weatherproof.
 - m. Repair the window in the southwest bedroom such that it is secured to its hinges and operates properly.
 - n. Install properly fitted insect screens to all openable windows in the suite.
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, September 22, 2025

Confirmation of a verbal order issued to Joshua Ukpebor on September 15, 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
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>