

ORDER OF AN EXECUTIVE OFFICER

To: Esosa Investment Inc. Sophia Savice
"the Owner" "the Owner"

Emmanuel Savice Eric Boimah Kangar
"the Owner" "the Owner"

RE: Those housing premises located in Edmonton, Alberta and municipally described as:

9521 106A Avenue NW Edmonton, AB

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 north (front) hallway was not operational.
- b. There was no smoke alarm installed outside the main floor southeast bedroom.
- c. The main floor northwest (front) bedroom window handle was missing, and a vice grip was put in its place.
- d. The main floor north living room window was broken.
- e. There were finishes in disrepair throughout the premises including: the walls in the front foyer were partially finished; the pony wall between the main floor hallway and the northeast living room was partially finished; the door casing and jamb of the main floor west (middle) bedroom was constructed of unfinished wood; the basement bathroom walls were not properly finished with unsanded putty; the door casing inside the basement west (middle) bedroom was missing and damaged in places.
- f. The main floor bathroom shower fixture was in disrepair.
- g. The main floor west (middle) bedroom window was broken.
- h. The main floor west (middle) bedroom window handle was not installed.
- i. A electrical outlet cover was missing in the main floor west (middle) bedroom.
- j. The main floor southeast bedroom window was broken.
- k. The back door was not properly weatherproof: light could be seen between the door and its frame.
- l. The basement bathroom did not have ventilation as the window handle was missing.
- m. The basement bathroom toilet appeared to be leaking from its base.
- n. The basement hallway and north basement foyer lighting were too dark.
- o. There was no operational smoke alarm installed in the basement hall.
- p. The basement west (middle) bedroom window did not have adequate emergency egress: the quick release mechanism was block by furniture and other items, and it could not be tested.
- q. The basement east (middle) bedroom window bars were padlocked.
- r. The basement northeast bedroom window bars were padlocked.
- s. The basement north (front) exit door was blocked and was not openable.

- t. There was no handrail installed on the lower portion of stairs leading to the second floor.
- u. A second floor window was broken.
- v. There was no smoke alarm installed on the second floor.
- w. Insect screens were missing from various openable windows throughout the premises.

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 north (front) hallway was not operational. 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. (a) Smoke alarms shall be operational and in good repair at all times."
- b. There was no smoke alarm installed outside the main floor southeast bedroom. 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. (a) Smoke alarms shall be operational and in good repair at all times."
- c. The main floor northwest (front) bedroom window handle was missing, and a vice grip was put in its place. This is in contravention of Section 3(b)(i) of the Minimum Housing and Health Standards, which states that "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."
- d. The main floor north living room window was broken. This is in contravention of Section 2(b)(i, ii) of the Minimum Housing and Health Standards, which states that "(i) All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof. (ii) 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."
- e. There were finishes in disrepair throughout the premises including: the walls in the front foyer were partially finished; the pony wall between the main floor hallway and the northeast living room was partially finished; the door casing and jamb of the main floor west (middle) bedroom was constructed of unfinished wood; the basement bathroom walls were not properly finished with unsanded putty ; the door casing inside the basement west (middle) bedroom was missing and damaged in places. 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. (a) 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. (b) 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."

- f. The main floor bathroom shower fixture was in disrepair. This is a 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. (a) 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.”
- g. The main floor west (middle) bedroom window was broken. This is in contravention of Section 2(b)(i, ii) of the Minimum Housing and Health Standards, which states that “(i) All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof. (ii) 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.”
- h. The main floor west (middle) bedroom window handle was not installed. This is in contravention of Section 3(b)(i) of the Minimum Housing and Health Standards, which states that “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.”
- i. A electrical outlet cover was missing in the main floor west (middle) bedroom. 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. The main floor southeast bedroom window was broken. This is in contravention of Section 2(b)(i, ii) of the Minimum Housing and Health Standards, which states that “(i) All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof. (ii) 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.”
- k. The back door was not properly weatherproof: light could be seen between the door and its frame. 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.”
- l. The basement bathroom did not have ventilation as the window handle was missing. This is in 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.”
- m. The basement bathroom toilet appeared to be leaking from its base. This is in contravention of Section 6 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. (a) 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. (b) Adequate water volume and pressure shall be provided to ensure the proper operation and flushing of all fixtures. (c) All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.”

- n. The basement hallway and north basement foyer lighting were too dark. This is in contravention of Section 13 of the Minimum Housing and Health Standards, which states that: "Every public hallway and stairway in a housing premises with multiple dwellings shall be adequately lighted by natural or artificial light at all times, providing in all parts thereof at least 50 lux of light at each tread or floor level."
- o. There was no operational smoke alarm installed in the basement hall. 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. (a) Smoke alarms shall be operational and in good repair at all times."
- p. The basement west (middle) bedroom window did not have adequate emergency egress: the quick release mechanism was block by furniture and other items, and it could not be tested. This is in contravention of Section 3(b)(i, ii) 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.(ii) Windows referred to in section 3(b)(i) shall provide unobstructed openings with areas not less than 0.35 m² (3.8ft²), with no dimension less than 380 mm (15")."
- q. The basement east (middle) bedroom window bars were padlocked. This is in contravention of Section 3(b)(i, ii, iii) 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.(ii) Windows referred to in section 3(b)(i) shall provide unobstructed openings with areas not less than 0.35 m² (3.8ft²), with no dimension less than 380 mm (15"). (iii) If the window referred in section 3(b)(i) is provided with security bars, the security bars shall be installed so they may be opened from the inside without the use of any tools or special knowledge."
- r. The basement northeast bedroom window bars were padlocked. This is in contravention of Section 3(b)(i, ii, iii) 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.(ii) Windows referred to in section 3(b)(i) shall provide unobstructed openings with areas not less than 0.35 m² (3.8ft²), with no dimension less than 380 mm (15"). (iii) If the window referred in section 3(b)(i) is provided with security bars, the security bars shall be installed so they may be opened from the inside without the use of any tools or special knowledge."
- s. The basement north (front) exit door was blocked and was not openable. This is in contravention of section 5(2) of the Housing Regulation AR 173/1999 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."
- t. There was no handrail installed on the lower portion of stairs leading to the second floor. This is in contravention of Section 3(c)(i) of the Minimum Housing and Health Standards which states that "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."

- u. A second floor window was broken. This is in contravention of Section 2(b)(i, ii) of the Minimum Housing and Health Standards, which states that “(i) All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof. (ii) 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.”
- v. There was no smoke alarm installed on the second floor. 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. (a) Smoke alarms shall be operational and in good repair at all times.”
- w. Insect screens were missing from various openable windows throughout the premises. 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.”

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. Ensure that operational smoke alarms are installed in each hallway outside the sleeping areas. Ensure that the smoke alarms are operational and in good repair at all times.
 - b. Ensure that all egress windows that open with a handle mechanism have a properly installed handle.
 - c. Repair or replace all broken windows. Exterior windows are to be maintained in good repair, free of cracks and weatherproof.
 - d. Repair or replace the finishes that are in disrepair. Ensure that all walls, windows, ceilings, floors, and floor coverings are be maintained in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean. Rooms containing a flush toilet and/or a bathtub or shower are to have walls and floors that are smooth, non-absorbent to moisture and easy to clean, and all walls shall form a watertight joint with each other, the floor, the ceiling and the bathtub. Kitchens are to have walls and floors constructed of materials which do not provide harbourage to dirt, grease, vermin and bacteria and that are easily kept clean.
 - e. Repair or replace the main floor shower fixture so that it is in good repair.
 - f. Install a electric outlet cover in the main floor west (middle) bedroom.
 - g. Ensure that the back door is properly weatherproof. Exterior doors are to be maintained in good repair and weatherproof.
 - h. Ensure that the basement bathroom is provided with mechanical or natural ventilation.
 - i. Ensure that the basement bathroom toilet is properly plumbed and is not leaking from its base.
 - j. Install lighting in the in the basement hall and basement front foyer so that at least 50 lux of light can be provided to the areas.
 - k. Ensure that basement west (middle) bedroom window has adequate emergency egress. Ensure that the window and quick release mechanism are not blocked by items, and ensure that the window bars open using the quick release mechanism, or remove the bars.
 - l. Remove the padlocks from the basement east (middle) bedroom window and the . basement northeast bedroom. Ensure that the bars are installed so they may be opened from the inside without the use of any tools or special knowledge.

- m. Ensure that the basement north (front) exit door is open and accessible for egress.
 - n. Install a handrail along the lower portion of the stairs leading to the second floor.
 - o. Install insect screens along any openable windows within the unit.
2. The work referred to in paragraph 1(a, b, f, i, k, l, m, n) shall be completed by April 1, 2024.
The work referred to in paragraph 1(h, o) shall be completed by April 8, 2024.
The work referred to in paragraph 1(c, d, e, g, j, p) shall be completed by April 29, 2024.

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, March 25, 2024.

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>

Order of an Executive Officer

RE: Those premises located in Edmonton, Alberta and municipally described as: 9521 106A Avenue NW Edmonton, AB

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