

## **ORDER OF AN EXECUTIVE OFFICER**

**To:** 2201519 Alberta Corp. Salvador Villanueva Roman Bouz  
"the Owner" "the agent" "the owner"  
  
Rohan Parab Roman Verbytskyy  
"the owner" "the owner"

**RE:** Those housing premises located in Edmonton, Alberta and municipally described as:  
11910 78 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 were gaps around the front and back door.
- b. There was no fan or window for bathroom ventilation.
- c. There were water stains on the bathroom ceiling.
- d. The hand sink was leaking, there was a basket underneath to catch water.
- e. There was evidence of mouse infestation.
- f. The freezer was not functional, the items inside were not frozen.
- g. There was no guardrail and handrail installed on the stairs leading to the basement.
- h. The door leading the basement was in disrepair.
- i. Reported sewer backup in the basement.
- j. There was no light switch in the basement.
- k. The light fixture in the south bedroom closet was in disrepair.
- l. There was no heat provided to the vent(s) in the living room.
- m. The front door lock was in disrepair, it was difficult to operate.

**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. Item (a) is in contravention of section III(2)(b)(i) 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 waterproof.
- b. Item (b) is in contravention of section IV (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.
- c. Items (c) is in contravention of section III (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.
- d. Items (d) is in contravention of section IV (6) (c) of the Minimum Housing and Health Standards which states that: All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.
  - e. Items (e) is in contravention of section V (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. (i) all situations requiring the application of pesticides shall be conducted in accordance with the Environmental Protection and Enhancement Act and regulation; and (ii) whenever a pesticide is applied in a dwelling, the occupant shall be notified in accordance with the latest edition of the Environmental Code of Practice for Pesticides published by Alberta Environmental Protection. (iii) it is the occupant's responsibility to allow access in accordance to the Residential Tenancy Act to do whatever is necessary to ensure the dwelling unit is ready for pesticide application.
  - f. Items (f) is in contravention of section IV (14) (a) of the Minimum Housing and Health Standards which states that: Every housing premises shall be provided with a food preparation area, which includes: (iv) a stove and refrigerator that are maintained in a safe and proper operating condition. The refrigerator shall be capable of maintaining a temperature of 4 degrees C. (40oF).
  - g. Item (g) is in contravention of section III (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.
  - h. Items (h and m) are in contravention of section III (5)(2) of the Housing Regulation (AR 173/99) 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.
  - i. Items (i) is in contravention of section III (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. (c) All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.
  - j. Items (j and k) are in contravention of section IV (11) of the Minimum Housing and Health Standards which states that: Every housing premises shall be supplied with electrical service. Outlet, switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition.
  - k. Items (l) is in contravention of section IV (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, bathrooms, and toilet rooms within the building to a temperature of (i) at least 22 degrees Celsius.

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. Install weather stripping around the front and back door. Ensure that all exterior doors are properly weather proofed.
  - b. Install a mechanical fan in the bathroom.
  - c. Remove the water stains and any water damaged material on the bathroom ceiling and, ensure all walls, ceilings, floors, and floor coverings are maintained in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean.
  - d. Hire a qualified plumber to assess the conditions of the plumbing system and conduct any necessary repairs to correct the sources of water infiltration to the basement. Ensure all the plumbing fixtures include the drains are serviceable, free from leaks, trapped and vented to the outside.
  - e. Hire an exterminator to inspect and treat any pest infestation includes mouse infestation and send the invoices to this office for confirmation.
  - f. Repair or replace the refrigerator and ensure it is in good working condition.
  - g. Install a guard and handrail on the stairs leading to the basement. Ensure the stairs, railings and guards are maintained in good repair and are constructed in accordance with current building codes.
  - h. Repair the damaged or disrepair doors, ensure all the doors are well maintained.
  - i. Hire a qualified electrician to repair the electricals, ensure all outlet, switches and fixtures are properly installed and maintained in a good and safe working condition.
2. The work referred to in paragraph 1 shall be completed on or before:
    - a. Items d, e and f within 7 days.
    - b. All other items within 30 days.
  3. Should the premises become vacant it is to remain vacant until all repairs are addressed and an inspection is conducted to verify compliance with the Public Health Act and regulations.

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, December 14, 2022.

Confirmation of a verbal order issued to **Salvador** on December 9, 2022.

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](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>.

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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[www.albertahealthservices.ca/eph.asp](http://www.albertahealthservices.ca/eph.asp)