

ORDER OF AN EXECUTIVE OFFICER

To: Transglobe Holdings Ltd
HMD Enterprises Ltd
“the Owners”

May Feng
Maritess Alcanzar
“the property managers”

RE: Those housing premises located in Edmonton, Alberta and municipally described as:
Unit 207, 9208 106 Avenue NW T5H 0N1

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 primary heating source is not capable of maintaining the habitable areas of the unit at 22°C. The ambient temperature was noted at 18.5°C in the kitchen and dining area, 18.6°C in the washroom and living room, 18.9°C in the smaller bedroom & 20.1°C in the larger bedroom.
- b. A temporary plumbing device was noted installed on the primary baseboard heating unit & portable space heaters were noted in the bedrooms.
- c. No operational smoke alarm adjacent to sleeping areas

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 primary heating source is not capable of maintaining the habitable areas of the unit at 22°C. This condition is contrary to section 8(a) of the Minimum Housing and Health Standards which states: “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, toilet rooms within the building to a temperature of (i) at least 22°C or (i) maintained at a temperature of at least 22°C when the control of the supplied heat in a dwelling is the responsibility of a person other than the occupant.”
- b. A temporary plumbing device was noted installed on the baseboard heating unit in the dining room. Portable space heaters were noted in the bedrooms. This condition is contrary to section 8(c) of the Minimum Housing and Health Standards which states that cooking appliances and portable space heaters shall not be used as the primary source for the required heat to a habitable room.

- c. There is no operational smoke alarm adjacent to sleeping areas within the unit. 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."

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 the primary heating source is repaired or replaced, so that it is capable of maintaining all the habitable areas of the unit at 22°C.
 - b. Ensure secondary heat sources such as space heaters are not needed to maintain the minimum requirement of 22°C.
 - c. Install a functional smoke alarm in the hallway between sleeping rooms

2. The work referred to in paragraph 1 shall be completed by December 29, 2022

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 22, 2022

Confirmation of a verbal order issued to May Feng on December 22, 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
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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Copy: City of Edmonton

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