

## ORDER OF AN EXECUTIVE OFFICER

**To:** Tyler Ward                      Vic Qureshi                      Snowman Removal  
"the Owner"                      "the Owner"                      "the Owner"

**RE:** Those housing premises located in Edmonton, Alberta and municipally described as:  
118 Evergreen Park 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 was no water to the premise.
- b. The furnace was not operational. Space heaters were being used as the primary heat source.
- c. The thermostat was not installed. Two exposed wires were present where the thermostat was previously installed.
- d. No smoke alarm was installed in the premise.

**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. There was no water to the premise. This is in contravention of section (9) of the Minimum Housing and Health Standards which states: *"Every building used in whole or in part, as housing premises must be supplied with a potable water supply of sufficient volume, pressure and temperature to serve the needs of the inhabitants"*.
- b. The furnace was not operational. This is in contravention of 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, and toilet rooms within the building to a temperature of; (i) at least 22 °C(71 °F)"*.
- c. Space heaters were being used as the primary heat source. This is in contravention of section (8)(c) of the Minimum Housing and Health Standards which states: *"Cooking appliances and portable space heaters shall not be used as the primary source for the required heat to a habitable room"*.
- d. The thermostat was not installed. Two exposed wires were present where the thermostat was previously installed. This is in contravention of 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, and toilet rooms within the building to a temperature of; (i) at least 22 °C(71 °F)"*.
- e. No smoke alarm was installed in the premise. This is in contravention of section (12) of the Minimum Housing and Health Standards which states: *"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.”.*

- f. Two of the four windowpanes in the front bedroom were missing. One of the four windowpanes in the back bedroom was missing. This is in contravention of section (2)(b) of the Minimum Housing and Health Standards which states: “(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.”.

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. Supply the premise with a potable water supply of sufficient volume, pressure and temperature to serve the needs of the inhabitants.
  - b. Ensure the furnace is properly installed and maintained in good working condition, and is capable of safely and adequately heating all habitable rooms, bathrooms, and toilet rooms within the building to a temperature of at least 22 °C(71 °F)”.
  - c. Ensure the thermostat is properly installed and maintained in good working condition.
  - d. Install a smoke alarm that is operational and in good repair between the sleeping area and the remainder of the suite.
  - e. Replace the two missing windowpanes in the front bedroom so that the windows are in good repair and weatherproof.
  - f. Replace the two missing windowpanes in the front bedroom so that the windows are in good repair and weatherproof.
2. The work referred to in paragraph 1 shall be completed by
  - a. a must be completed immediately.
  - b. d must be completed by November 29, 2024.
  - c. b and c must be completed by December 6, 2024.
  - d. e and f must be completed by December 20, 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, November 28, 2024

Executive Officer  
Alberta Health Services

You have the right to appeal
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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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Edmonton • Seventh Street Plaza • Environmental Public Health

10030 107 Street NW, Edmonton, AB, Canada, T5J 3E4

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