

ORDER OF AN EXECUTIVE OFFICER

To: Darrell Zapernick
"the Owners"

Zapco Developments LTD.
"the Owners"

Patti Bligh
"the Owners"

RE: Those housing premises located in Edmonton, Alberta and municipally described as:
7508 102 Avenue NW, Edmonton, AB, T6A 0P3

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 back exterior stairs to the suite do not have a handrail installed.
- b. The front bay windowpane is broken and currently boarded up with plywood and insulation.
- c. The dining room window, bathroom window, northeast bedroom and south bedroom window have cracked panes.
- d. The glass pane of the front screen door has been broken, leaving exposed shards of glass around the sides of the frame.

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 back exterior stairs to the suite do not have a handrail installed. 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.
- b. The front bay windowpane is broken and currently boarded up with plywood and insulation. 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.
- c. The dining room window, bathroom window, northeast bedroom and south bedroom window have cracked panes. 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.

- d. The glass pane of the front screen door has been broken, leaving exposed shards of glass around the sides of the 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.
- e. The kitchen sink is slow to drain. This is in contravention of section 6(a) of the Minimum Housing and Health Standards which states that 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.
- f. All bedroom windows in the suite are not sufficiently weatherproof during cold winter months. 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.
- g. The bathroom window cannot be opened. 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.

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 a handrail for the back exterior stairs that is compliant with the Alberta Building Code.
 - b. Replace the broken front bay window.
 - c. Replace the cracked windowpanes in the dining room, bathroom, northeast bedroom and south bedroom.
 - d. Replace or repair the front screen door such that it is in safe operating condition.
 - e. Service the kitchen sink drains such that they can drain water efficiently.
 - f. Weatherproof the bedroom windows such that they are weatherproof and can better retain heat in the winter months.
 - g. Repair or modify the bathroom window such that it can be opened to provide ventilation in the bathroom.
2. The work referred to in paragraph 1 shall be completed by May 5th, 2025.

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.

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DATED at Edmonton, Alberta, April 1st, 2025.

Confirmation of a verbal order issued to Darrell Zapernick on April 1st, 2025.

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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Edmonton • Environmental Public Health

#900 North Tower – 10030 107 Street NW, Edmonton, AB, Canada, T5J 3E4

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