Alberta Health Services

*Environmental Public Health*

# ORDER OF AN EXECUTIVE OFFICER
# CLOSED FOR TENANT ACCOMMODATION PURPOSES
# ORDER TO VACATE ON OR BEFORE NOVEMBER 6, 2026

**To:** Mainstreet Equity Corp.
"the Owner"

**And To:** All Occupant(s) of the following Housing premises:

**RE:** Those housing premises located in Calgary, Alberta and municipally described as: 1812 26 Avenue SW including Common Areas and Units 1, 1B, and 2 through 22

**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;

By virtue of the violations noted below, the above noted premises are hereby declared to be **Closed for Tenant Accommodation Purposes**.

I hereby **ORDER** and **DIRECT**:

1. That all occupants vacate the above noted premises.

2. That the Owner(s)ensure all Occupants vacate the above noted premises on or before November 6, 2026.

3. That the Owner(s) immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
    a. Hire a qualified heating contractor to inspect the building's heating system and complete all necessary repairs. Ensure the heating facilities are properly installed, maintained in good working order, and capable of safely and adequately heating all habitable rooms within the building to a temperature of not less than 22°C. ***Provide AHS Environmental Public Health with written documentation confirming that the inspection has been completed and all necessary repairs have been carried out.***
    b. Hire a qualified plumbing contractor to inspect the building's plumbing and water supply systems and complete all necessary repairs. Ensure the plumbing system, including all drains, fixtures, traps, vents, stacks, waste disposal systems, and water supply components, is maintained in proper operating condition. ***Provide AHS Environmental Public Health with written documentation confirming that the inspection has been completed and all necessary repairs have been carried out.***
    c. Restore and maintain an adequate supply of potable hot and cold running water of sufficient volume, pressure, and temperature to meet the needs of the occupants of the building.
    d. Restore and maintain adequate lighting in all common area hallways and stairwells. Every public hallway and stairway in a housing premises containing multiple

dwellings shall be illuminated by natural or artificial light at all times, providing not less than 50 lux of illumination at floor and tread level throughout.

e. Remove all furniture, personal belongings, garbage, human waste, and other debris from the common hallways and stairwells. Ensure the common areas are maintained in a clean and sanitary condition and free from obstructions at all times. Appropriate health and safety precautions shall be taken during the removal and cleanup of human waste and other hazardous materials.
f. Repair, alter, or replace the guards at the exterior landing to ensure they comply with the applicable building code requirements and adequately protect occupants from falls.
g. Repair, alter, or replace all stair and landing guards in the common areas to ensure they comply with the applicable building code requirements and adequately protect occupants from falls.

4. That until such time as the work referred to above is completed to the satisfaction of an Executive Officer of Alberta Health Services; the above noted premises shall remain closed for tenant accommodation purposes and secured from unauthorized entry.

These required actions are necessary given the presence of the following conditions identified during inspection 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, in contravention of the Public Health Act, namely:

a. The occupied units and common areas were not supplied with adequate heat. Temperatures were measured at approximately 6°C in the common areas and approximately 11°C in Unit 19. Unit 17 was supplementing heat with space heaters. The building's heating system was not operating properly due to the removal of copper piping and other alleged acts of vandalism.
b. The occupied units were not supplied with potable hot and cold running water.
c. The building's plumbing system was not operating properly due to the removal of the water meter and other alleged acts of vandalism.
d. There was no lighting in the common area hallways and stairwells.
e. The common hallways and stairwells contained large amounts of furniture, personal belongings, garbage, and other debris, including human waste. Furniture and other items obstructed portions of the hallways and stairwells.
f. The guards on the exterior landing at the street-side entrance measured 39 inches in height adjacent to a drop exceeding 6 feet and were therefore too low.
g. The guard at the top landing of the interior stairs measured less than 40 inches in height adjacent to a drop exceeding 6 feet and was therefore too low. The guards along the interior stairs measured less than 27 inches in height adjacent to drops exceeding 6 feet and were therefore too low.

These observed public health nuisance conditions identified during inspection are violations of the Nuisance and General Sanitation Regulation, Alberta Regulation 243/2003, Housing Regulation, Alberta Regulation 173/99, and the Minimum Housing and Health Standards, namely:

a. The occupied units and common areas were not supplied with adequate heat. Temperatures were measured at approximately 6°C in the common areas and approximately 11°C in Unit 19. Unit 17 was supplementing heat with space heaters. The

building's heating system was not operating properly due to the removal of copper piping and other alleged acts of vandalism. This is in contravention of Section 8 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 $22^0$C($71^0$F), or (i) maintained at a temperature of at least $22^0$C($71^0$F) when the control of the supplied heat in a dwelling is the responsibility of a person other than the occupant. (b) When the outside temperature is colder than the winter design temperature as referenced in the Alberta Building Code(97) Section 2.2.1.1 and Appendix C, then the Executive Officer may permit an indoor temperature of less than $22^0$C($71^0$F) but greater than $16^0$C ($60^0$F). (c) Cooking appliances and portable space heaters shall not be used as the primary source for the required heat to a habitable room. (d) Every owner must ensure a continuous supply of electricity, water and heat unless the rental agreement stipulates that such utility services are the sole responsibility of the occupant.

b. The occupied units were not supplied with potable hot and cold water. This is in contravention of Section 9 of the Minimum Housing and Health Standards which states that: 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. (a) All hot running water shall be maintained at a temperature of not less than 46 degrees C ($114^0$F), and not more than 60 degrees C ($140^0$F) measured at the plumbing fixture.
c. The building's plumbing system was not operating properly due to the removal of the water meter and other alleged acts of vandalism. 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.
d. There was no lighting in the common area hallways and stairwells. 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.
e. The common hallways and stairwells contained large amounts of furniture, personal belongings, garbage, and other debris, including human waste. Furniture and other items obstructed portions of the hallways and stairwells. This is in contravention of Section 16 of the Minimum Housing and Health Standards which states that: The owner shall ensure that all rooms and other areas used in common by the occupants of the individual dwellings are maintained in a clean and sanitary condition. This is also in contravention of Section 5(2) of the Nuisance and General Sanitation Regulation which states that: A condition in this housing / public accommodation facility is creating a nuisance condition. 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.

f. The guards on the exterior landing at the street-side entrance measured 39 inches in height adjacent to a drop exceeding 6 feet and were therefore too low. 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.
g. The guard at the top landing of the interior stairs measured less than 40 inches in height adjacent to a drop exceeding 6 feet and was therefore too low. The guards along the interior stairs measured less than 27 inches in height adjacent to drops exceeding 6 feet and were therefore too low. 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.

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 Calgary, Alberta, October 30, 2026

Confirmation of a verbal order issued to Farhat Ahmed on October 29, 2026.

Executive Officer
Alberta Health Services

If you have any questions regarding the order, contact Environmental Public Health at 1-833-476-4743 or https://www.albertahealthservices.ca/eph/eph.aspx

You have the right to appeal

A person who is directly affected by a 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