

## **ORDER OF AN EXECUTIVE OFFICER UNFIT FOR HUMAN HABITATION**

**To:** Gem Commercial Investment Ltd. and Board of Directors  
“the Owners”

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

**RE:** Those housing premises located in Red Deer, Alberta and municipally described as:  
103 - 4124 50 Avenue

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 **Unfit for Human Habitation**.

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

1. That the owner(s) immediately secure the premises from unauthorized entry.
2. That the Owner(s) undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
  - a. Ensure all fire damaged areas within the unit are remediated by a qualified professional. Floors, walls and ceilings must be in good condition, smooth, non-absorbent to moisture and easy to clean.
  - b. Ensure all fire damaged items, excessive clutter and personal belongings are removed from the premises.
  - c. Ensure an operational smoke detector is installed.
  - d. Ensure the toilet is in acceptable operating condition.
3. 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 vacant and secure 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 floors, walls, and ceilings throughout the premises had significant fire damage and black soot residue.
- b. Significant clutter and excessive personal belongings were present throughout the premises, including burned and soot-covered items stacked in piles.

- c. The premises did not have a functional smoke detector, as only the smoke detector housing was present on the wall with no alarm unit installed or connected.
- d. The toilet was not operational.

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

- a. Fire damage was observed throughout the unit. The floors, walls, and ceilings throughout the premises showed significant fire damage and black soot residue. This is in contravention of Section 5 of the Minimum Housing and Health Standards which states, "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."
- b. Significant clutter and excessive personal belongings were present throughout the premises, including burned and soot-covered items stacked in piles. This is in contravention of Section 16 of the Minimum Housing and Health Standards which states, "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 2(1) of the Nuisance and General Sanitation Regulation which states, "No person shall create, commit or maintain a nuisance."
- c. The premises did not have a functional smoke detector, as only the smoke detector housing was present on the wall with no alarm unit installed or connected. 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."
- d. The toilet was not operational. This is in contravention of Section 6(a) of the Minimum Housing and Health Standards which states, "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, pump out sewage holding tanks, septic tanks and the disposal system shall be maintained in a proper operating condition."

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 Red Deer, Alberta, May 26, 2026.

Confirmation of a verbal order issued to Dan Daneault (General Manager of Sorento Homes, which includes Gem Commercial Investment Ltd.) on May 26, 2026.

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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