

**ORDER OF AN EXECUTIVE OFFICER
CLOSED FOR TENANT ACCOMMODATION PURPOSES
ORDER TO VACATE**

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:
101 - 4124 50 Avenue.

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, in contravention of the Public Health Act and Nuisance and General Sanitation Regulation, Alberta Regulation 243/2003 namely:

- a. Significant mold growth was observed on the ceiling and walls in the bedroom and sink area opposite the entrance, as well as on the bathroom ceiling and walls.
- b. A pile of garbage containing syringes was observed on the bedroom floor, and additional refuse was scattered throughout the suite.
- c. The toilet was not operational.

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. Significant mold growth was observed on the ceiling and walls in the bedroom and sink area opposite the entrance, as well as on the bathroom ceiling and walls. This is in contravention of the Housing Regulation, Alberta Regulation, 173/99, Section 5(2) which states: “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.” This is also in contravention of the Minimum Housing and Health Standards Section 3(c)(i), which states that: “Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.”
- b. A pile of garbage containing syringes was observed on the bedroom floor, and additional refuse was scattered throughout the suite. This is in contravention of the Housing Regulation, Alberta Regulation, 173/99, Section 5(2) which states: “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.”

- c. The toilet was not operational. This is in contravention of the Minimum Housing and Health Standards Section 6(c) & Section 7 which states: “Every housing premises shall be provided with plumbing fixtures of an approved type consisting of at least a flush toilet, a wash basin, and a bathtub or shower that shall be serviceable, free from leaks, trapped and vented to the outside.”

AND WHEREAS, by virtue of the foregoing, the above noted premises are hereby declared to be **Closed for Tenant Accommodation Purposes**.

NOW THEREFORE, I hereby **ORDER** and **DIRECT**:

1. That the Owner(s) takes all steps necessary to ensure all Occupants vacate the above noted premises on or before March 2, 2026.
2. That the Owner(s) immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Ensure the ceiling and upper wall areas in the bedroom and sink area opposite the entrance, as well as on the bathroom ceiling and walls, are free from active leaks, plumbing deficiencies, or other sources of moisture intrusion within the walls or ceiling cavities, and that any identified sources are repaired. Additionally, ensure all visible mold growth is cleaned and removed, and that any mold-damaged wall or ceiling materials are removed and replaced with sealed, smooth, non-porous, durable, and easily cleanable materials.
 - b. Ensure that all garbage and refuse is safely removed from the premises.
 - c. Ensure that the toilet is operational.
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 closed for tenant accommodation purposes.

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, March 2, 2026.

Confirmation of a verbal order issued to Dan Daneault (General Manager of Sorento Homes, under which Gem Commercial Investment Ltd. is part of) on March 2, 2026.

Executive Officer
Environmental Health Officer

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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