

ORDER OF AN EXECUTIVE OFFICER

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

RE: Those housing premises located in Red Deer, Alberta and municipally described as:
102 - 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, namely:

- a. The electric outlet in the bedroom was missing a cover.
- b. The baseboard trim in the bedroom was missing, and the ceiling above the shower area was damaged (i.e. large hole present).
- c. A sewage backup was present in the bathtub, due to blocked drains. The bathroom floor had brown discoloration, and fecal matter was observed in the bathtub.
- d. The smoke alarm was not operational.
- e. The windows were not equipped with functional screens.

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 electric outlet in the bedroom was missing a cover. This is in contravention of section 11 of the Minimum Housing and Health Standards which states: “Outlets, switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition.”
- b. The baseboard trim in the bedroom was missing, and the ceiling above the shower area was damaged (i.e. large hole present). 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.”
- c. A sewage backup was present in the bathtub, due to blocked drains. The bathroom floor had brown discoloration, and fecal matter was observed in the bathtub. 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.”
- d. The smoke alarm was not operational. 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.”

- e. The windows were not equipped with functional screens. This is in contravention of section 2(b)(iii) of the Minimum Housing and Health Standards which states: "During the portion of the year when there is a need for protection against flies and other flying insects, every window or other device intended for ventilation shall be supplied with effective screens."

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. Ensure the bedroom electrical outlet cover is installed.
 - b. Ensure the floors, walls, and ceilings are repaired. Floors, walls and ceilings must be in good condition, smooth, non-absorbent to moisture and easy to clean.
 - c. Ensure the cause of the sewage backup is identified and addressed, and that all drains are maintained in proper operating condition. All impacted areas must be properly remediated by a qualified professional including thorough cleaning and disinfection of impacted areas and salvageable materials.
 - d. Ensure an operational smoke detector is installed.
 - e. Ensure windows are equipped with screens that are in good condition.
2. The work referred to in paragraph 1(c and d) shall be completed by May 25, 2026. All other sections in paragraph 1 shall be completed by June 26, 2026.

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 20, 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 May 20, 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
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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