

**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:
209 - 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. The light fixture in the bathroom is not functional and physically damaged.
- b. The baseboard trim between the floor and wall in the bathroom was peeled away and not securely fastened, exposing the underlying material. The flooring material throughout the unit has been removed, exposing the underlying floor surface, which is damaged and not sealed or easily cleanable.
- c. The ceiling directly above the entrance door to the unit has a hole exposing plumbing piping, and the adjacent wall near the ceiling opening has black staining.
- d. A pile of garbage containing used syringes was observed on the bedroom floor, and additional refuse was scattered throughout the suite.
- e. The unit did not have a functional smoke detector.
- f. The bedroom windows were cracked in multiple locations.

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 light fixture in the bathroom is not functional and physically damaged. This is in contravention of the Minimum Housing and Health Standards Section 11, which states: “Every housing premises shall be supplied with electrical service. Outlets, switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition.”
- b. The baseboard trim between the floor and wall in the bathroom was peeled away and not securely fastened, exposing the underlying material. The flooring material throughout the unit has been removed, exposing the underlying floor surface, which is damaged and not sealed or easily cleanable. This is in contravention of the Minimum Housing and Health Standards Section 5, which states that: “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. The ceiling directly above the entrance door to the unit has a hole exposing plumbing piping, and the adjacent wall near the ceiling opening has black staining. This is in contravention of the Minimum Housing and Health Standards Section 5, which states that: “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.”
 - d. A pile of garbage containing used syringes was observed on the bedroom floor, and additional refuse was scattered throughout the unit. 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.”
 - e. The unit did not have a functional smoke detector. This is in contravention of the Minimum Housing and Health Standards Section 12, 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.”
 - f. The bedroom windows were cracked in multiple locations. This is in contravention of the Minimum Housing and Health Standards Section 2(b)(i), which states: “All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof.”

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 light fixture in the bathroom, is repaired or replaced, so that it is in good and safe working condition.
 - b. Ensure the baseboard trim between the floor and wall in the bathroom, and the flooring material throughout the unit, are repaired or replaced so they are in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean.
 - c. Ensure the hole in the ceiling directly above the entrance door is 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. The ceiling must then be repaired and sealed with, non-porous, durable, and easily cleanable materials.
 - d. Ensure that all garbage and refuse is safely removed from the premises.
 - e. Ensure a working smoke detector is installed within the unit.
 - f. Ensure the bedroom windows are repaired or replaced, maintained in good repair, free of cracks and weatherproof.

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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