

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:
231 - 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 bedroom light switch was missing the panel cover.
- b. The washroom walls were damaged, and the bathtub caulking did not form a moisture proof seal.
- c. The wall and ceiling in the bedroom were cracked and damaged.
- d. A significant number of dead and live cockroaches were present throughout the premises.

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 bedroom light switch was missing the panel 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 washroom walls were damaged, and the bathtub caulking did not form a moisture proof seal. This is in contravention of section 5(a) of the Minimum Housing and Health Standards which states: “Rooms containing a flush toilet and/or a bathtub or shower shall have walls and floors that are smooth, nonabsorbent to moisture and easy to clean. All walls shall form a watertight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower.”
- c. The wall and ceiling in the bedroom were cracked and damaged. 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.”
- d. A significant number of dead and live cockroaches were observed throughout the premises. This is in contravention of section 16(a) of the Minimum Housing and Health Standards which states: “The owner shall ensure that the housing premises are free of insect and rodent infestations.”

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 light cover is installed.
 - b. Ensure all washroom walls are repaired or replaced and ensure all walls and bathroom caulking are moisture sealed, smooth, non-porous, and easy to clean.
 - c. Ensure bedroom walls and ceilings are repaired or replaced with materials that are smooth, non-porous, and easy to clean.
 - d. Ensure the cockroach infestation is properly addressed, and the housing premises is free of any pest infestation.

2. The work referred to 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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