

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

To: Malik Kaddoura
Majid Kaddoura
“the Owners”

Benjamin Boyd
“the Tenant”

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

RE: Those housing premises located in Red Deer, Alberta and municipally described as:
5410 39 Street - Upstairs

WHEREAS I, an **Executive Officer** of **Alberta Health Services**, have inspected and received reports about the above noted premises pursuant to the provisions of the **Public Health Act**, RSA 2000, c. P-37, as amended;

AND WHEREAS such inspection and reports 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. Mouse droppings were observed throughout the premises, including the kitchen, upstairs bathroom, laundry and mechanical rooms. Pest control reports received from the owner indicate that on December 20, 2025, and February 14, 2026, the tenant obstructed the implementation of pest control treatment by a certified pest control operator.

AND WHEREAS such inspection and reports 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. Mouse droppings were observed throughout the premises, including the kitchen, upstairs bathroom, laundry and mechanical rooms. Pest control reports received from the owner indicate that on December 20, 2025, and February 14, 2026, the tenant obstructed the implementation of pest control treatment by a certified pest control operator. This condition is contrary to 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.” This condition is also contrary to section 17 of the Minimum Housing and Health Standards, which states: “Every tenant shall allow access for repairs or pest control treatment as per the requirements of the Residential Tenancy Act.”

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 16, 2026.
2. That the Owner(s) and Tenant immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. The owner must ensure that the pest infestation is remediated by a licensed pest control operator.
 - b. The tenant must allow full access to the housing premises for pest control treatment.
 - c. The tenant must also take all necessary steps to ensure the premises are prepared for pest control treatment including maintaining the rental property in a clean and sanitary 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 closed for tenant accommodation purposes.

The above conditions were noted at the time of inspection and receipt of the reports 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, February 20, 2026.

Confirmation of a verbal order issued to Benjamin Boyd and Kori Kaddoura on February 20, 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>

Template revised September 17, 2025