

ORDER OF AN EXECUTIVE OFFICER

To: Malik Kaddoura
Majid Kaddoura
“the Owners”

Benjamin Boyd
“the Tenant”

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, namely:

- a. Mouse droppings were observed throughout the premises, including the kitchen, upstairs bathroom, laundry and mechanical rooms. On December 20, 2025, the tenant declined to allow the pest control operator and the owner access to the main bedroom for pest control investigation and obstructed the implementation of pest control measures.
- b. The front living room's main window was observed to be broken.
- c. The upstairs bathroom, which contains a toilet and bathtub, was observed to have no natural or mechanical ventilation.
- d. The stove was observed to be non-operational.
- e. The washing machine was observed to be leaking into the basement bathroom area.

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. On December 20, 2025, the tenant declined to allow the pest control operator and the owner access to the main bedroom for pest control investigation and obstructed the implementation of pest control measures. 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.”
- b. The front living room's main window was observed to be broken. This condition is contrary to 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. The upstairs bathroom, which contains a toilet and bathtub, was observed to have no natural or mechanical ventilation. This condition is contrary to section 7(c) of the Minimum Housing and Health Standards, which states: "All rooms containing a flush toilet and/or bathtub or shower shall be provided with natural or mechanical ventilation."
- d. The stove was observed to be not in an operating condition. This condition is contrary to section 14(a)(iv) of the Minimum Housing and Health Standards, which states: "Every housing premises shall be provided with a food preparation area, which includes: a stove and a refrigerator that are maintained in a safe and proper operating condition."
- e. The washing machine was observed to be leaking into the basement bathroom area. This condition is contrary to section 6(c) of the Minimum Housing and Health Standards, which states: "All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside."

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

1. That the Owner and the Tenant immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Ensure that the pest infestation is remediated by a licensed pest control operator. The tenant must allow full access to the housing premises for pest control assessment and treatment. 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. The owner must dispose of all deceased mice and mouse droppings using approved hantavirus precautions, and clean and disinfect the affected areas.
 - b. Replace or repair the broken window in the front living room.
 - c. Install natural or mechanical ventilation in the upstairs bathroom.
 - d. Repair or replace the stove so that it is in an operating condition.
 - e. Repair or replace the washing machine so that it is free of leaks.
2. The work referred to in paragraph 1 shall be completed by February 13, 2026.

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, January 13, 2026.

Confirmation of a verbal order issued to Benjamin Boyd and Kori Kaddoura on January 13, 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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