

ORDER OF AN EXECUTIVE OFFICER

To: Equiton Residential Income Fund GP INC.
“the Owner”

Scot Caithness
“the Owner”

David Hamilton
“the Owner”

Helen Hurlbut
“the Owner”

Jason Roque
“the Owner”

Aida Tammer
“the Owner”

Laurianne Lepage
“the Owner”

Erika O’Donnel
“the Owner”

RE: Those housing premises located in Edmonton, Alberta and municipally described as:
10001 Bellamy Hill NW – Suite 901, Edmonton, AB, T5J 3B6

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. All rooms of the suite have been heavily contaminated with black water due to a toilet flood that occurred on April 12, 2026.
- b. The flooring in all rooms of the suite showed high levels of moisture using a moisture meter during the April 15, 2026 inspection.

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. All rooms of the suite have been heavily contaminated with black water due to a toilet flood that occurred on April 12, 2026. This is contravention of section 5(2) of the Housing

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Regulation which states that 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.

- b. The flooring in all rooms of the suite showed high levels of moisture using a moisture meter during the April 15, 2026 inspection. This is in contravention of section 1(c) of the Minimum Housing and Health Standards which states that building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.

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. Retain the services of a qualified restoration company to clean and disinfect all areas of the suite affected by the flood.
 - b. Replace all water damaged building materials and finishes in the suite.
- 2. The work referred to in paragraph 1 shall be completed by June 30, 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 Edmonton, Alberta, April 23, 2026.

Confirmation of a verbal order issued to Erika O'Donnel on April 15, 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

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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>.

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Copies of standards are available by visiting: <https://www.alberta.ca/health-standards-and-guidelines.aspx>

Edmonton • Environmental Public Health

#900 North Tower – 10030 107 Street NW, Edmonton, AB, Canada, T5J 3E4

<https://www.ahs.ca/eph>