

ORDER OF AN EXECUTIVE OFFICER

To: 2073397 Alberta Ltd. Mike Everitt Nazly Taheri
"the Owner" "the Owner" "the Owner"

RE: Those housing premises located in Edmonton, Alberta and municipally described as:

10128 154 Street NW Edmonton, AB T5P 2H3

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 natural gas utilities for the building had been disconnected on October 9, 2025.
- b. The heating system within the building was not capable of maintaining a temperature of at least 22°C.
- c. The units within the building were not provided with hot water. The hot water temperature at the bathroom faucet within Unit 4 measured 12.5°C.
- d. There was an ongoing cockroach infestation within the building.

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 natural gas utilities for the building had been disconnected on October 9, 2025. This is in contravention of Section 8(d) of the Minimum Housing and Health Standards, which states that "Every owner must ensure a continuous supply of electricity, water and heat unless the rental agreement stipulates that such utility services are the sole responsibility of the occupant."
- b. The heating system within the building was not capable of maintaining a temperature of at least 22°C. This is in contravention of Section 8(a) of the Minimum Housing and Health Standards, which states that "All heating facilities within a housing premises are to be properly installed and maintained in good working condition, and be capable of safely and adequately heating all habitable rooms, bathrooms, and toilet rooms within the building to a temperature of ; (i) at least 22°C(71°F), or (i) maintained at a temperature of at least 22°C(71°F) when the control of the supplied heat in a dwelling is the responsibility of a person other than the occupant."
- c. The units within the building were not provided with hot water. The hot water temperature at the bathroom faucet within Unit 4 measured 12.5°C. This is in contravention of Section 9 of the Minimum Housing and Health Standards, which states that "Every building used in whole or in part, as housing premises must be supplied with a potable water supply of sufficient volume, pressure and temperature to serve the needs of the inhabitants. (a) All hot running water shall be maintained at a temperature of not less than 46 degrees C (114°F), and not more than 60 degrees C (140°F) measured at the plumbing fixture."

- d. There was an ongoing cockroach infestation within the building. This is in contravention of Section 16(a) of the Minimum Housing and Health Standards, which states that "The owner shall ensure that the housing premises are free of insect and rodent [sic] 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. Restore the natural gas utility to the site.
 - b. Once the natural gas utility has been restored, ensure the heating system is capable of maintaining a temperature of at least 22°C within all habitable areas of the building.
 - c. Once the natural gas utility has been restored, ensure there is hot water provided within each suite. The temperature of the hot water at the fixtures must be between 46°C and 60°C.
 - d. Hire the services of a licensed pest control professional to treat the cockroach infestation within the building. Maintain the services of a licensed pest control professional until such time as the infestation has been removed. Provide copies of any reports generated by the licensed pest control professional to Alberta Health Services (AHS) Environmental Public Health (EPH).
2. The work referred to in paragraph 1(a – c) shall be completed by October 17, 2025.
The work referred to in paragraph 1(d) shall be completed by October 21, 2025.

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, October 15, 2025.

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>

Edmonton • Environmental Public Health

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www.albertahealthservices.ca/eph.asp