

## ORDER OF AN EXECUTIVE OFFICER

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

Kim Maccormack  
"the Owner"

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

Unit 1 – 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 temperature within the suite measured less than 22 degrees Celsius. During the December 11, 2024, inspection, the temperature along the interior walls measured 20 degrees Celsius and the temperature along the exterior walls measured 16 degrees Celsius.
- b. Humidity within the unit was very high. There was water dripping along the South wall of the unit (specifically in the back bedroom and the corner of the wall in the kitchen adjacent to the stove).
- c. There was mold spotting along the walls/ceiling in the bathroom above the shower.
- d. There was an ongoing cockroach infestation within the unit/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 temperature within the suite measured less than 22 degrees Celsius. During the December 11, 2024, inspection, the temperature along the interior walls measured 20 degrees Celsius and the temperature along the exterior walls measured 16 degrees Celsius. 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."
- b. Humidity within the unit was very high. There was water dripping along the South wall of the unit (specifically in the back bedroom and the corner of the wall in the kitchen adjacent to the stove). This is in contravention of Section 5(2) of the Alberta Housing Regulation (AR 173/99), 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.”

- c. There was mold spotting along the walls/ceiling in the bathroom above the shower. This is in contravention of Section 5(2) of the Alberta Housing Regulation (AR 173/99), 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.”
- d. There was an ongoing cockroach infestation within the unit/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 infestations.”
- e. The transition strip between the living room floor and hallway flooring was missing. This is in contravention of Section 5 of the Minimum Housing and Health Standards, which states that “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.”
- f. The seal around the bathtub/shower was damaged. As a result, the joints did not form a watertight seal. This is in contravention of Section 5(a) of the Minimum Housing and Health Standards, which states that “Rooms containing a flush toilet and/or a bathtub or shower shall have walls and floors that are smooth, non-absorbent 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.”
- g. The baseboard between the toilet and bathtub was water damaged. 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.”
- h. The wall/ceiling above the shower in the bathroom was damaged. 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. Repair the heating system within the unit. The heating system must be capable of maintaining an internal temperature of 22°C.
  - b. Investigate the source of humidity within the unit. Conduct repairs to the relevant systems (e.g. HVAC, heating) to prevent the accumulation of moisture along the walls of the unit.
  - c. Remove the mold along the walls/ceilings of the bathroom above the shower.
  - d. Hire the services of a licensed pest control professional to treat the cockroach infestation within the unit/building. Request and provide copies of reports from the licensed pest control professional that indicate the observations of the technician and any actions taken. Provide copies of said reports to Alberta Health Services Environmental Public Health.
  - e. Replace the missing transition strip between the living room and hallway flooring.
  - f. Replace the seal around the bathtub/shower to ensure all joints within the washroom form a watertight seal.
  - g. Remove and replace the damaged baseboard between the toilet and bathtub.

- h. Remove any water damaged materials from the walls/ceilings of the bathroom. Replace with new materials that are smooth, impervious to moisture, and easy to clean.

2. The work referred to in paragraph 1(a) shall be completed by December 20, 2024.  
The work referred to in paragraph 1(b) – (h) shall be completed by January 13, 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, December 11, 2024.

Confirmation of a verbal order issued to Nazly Taheri on December 11, 2024.

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](mailto: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>

Order of an Executive Officer

RE: Those premises located in Edmonton, Alberta and municipally described as: 1 – 10128 154 St NW Edmonton, AB T5P 2H3

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Edmonton • Seventh Street Plaza • Environmental Public Health

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