

ORDER OF AN EXECUTIVE OFFICER

To: Ivana Savic
"the Owners"

Izabella Sousa
"the Owners"

2347164 Alberta Ltd.
"the Owners"

Vedran Jakovljevic
"the Owners"

RE: Those housing premises located in Edmonton, Alberta and municipally described as:
10612 97 Avenue NW, Edmonton, AB, T5K 0B8

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 heating system for the building is not operational. During the November 28, 2025 inspection, temperatures of 8.2-12.9°C were recorded in suite 301 using an infrared thermometer and a probe thermometer.

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 heating system for the building is not operational. During the November 28, 2025 inspection, temperatures of 8.2-12.9°C were recorded in suite 301 using an infrared thermometer and a probe thermometer. This is in contravention of section 8(a)(i) 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 at least 22°C(71°F).

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. Have the heating system repaired such that all habitable rooms in all suites can maintain a temperature of at least 22°C.

Order of an Executive Officer

RE: Those premises located in Edmonton, Alberta and municipally described as: 10612 97 Avenue NW, Edmonton, AB, T5K 0B8

2. The work referred to in paragraph 1 shall be completed by December 4, 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, November 28, 2025.

Confirmation of a verbal order issued to Ivana Savic on November 28, 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>

Order of an Executive Officer

RE: Those premises located in Edmonton, Alberta and municipally described as: 10612 97 Avenue NW, Edmonton, AB, T5K 0B8

Edmonton • Environmental Public Health

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

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