

## **ORDER OF AN EXECUTIVE OFFICER CLOSED FOR TENANT ACCOMMODATION PURPOSES ORDER TO VACATE**

**To:** Ivana Savic  
“the Owners”

Izabella Sousa  
“the Owners”

2347164 Alberta Ltd.  
“the Owners”

Vedran Jakovljevic  
“the Owners”

**And To:** All Occupant(s) of the following Housing premises:

**RE:** Those housing premises located in Edmonton, Alberta and municipally described as:  
403 - 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, in contravention of the Public Health Act and Nuisance and General Sanitation Regulation, Alberta Regulation 243/2003 namely:

- a. The roof is in a state of disrepair and is no longer waterproof, windproof, or weatherproof. This disrepair has resulted in significant water leakage into the suite, evidenced by active leaks or water damage at multiple locations including, but not limited to, the entryway, kitchen, and bathroom ceilings.

**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 roof is in a state of disrepair and is no longer waterproof, windproof, or weatherproof. This disrepair has resulted in significant water leakage into the suite, evidenced by active leaks or water damage at multiple locations including, but not limited to, the entryway, kitchen, and bathroom ceilings. This is in contravention of section 2(a) of the Minimum Housing and Health Standards which states that the roof and exterior cladding of walls shall be maintained in a waterproof, windproof and weatherproof condition.

- b. Paint and building materials on the ceilings and walls throughout the suite are peeling and cracked. This is 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.
- c. Multiple sections of the ceiling throughout the suite show evidence of water damage. 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.

**AND WHEREAS**, by virtue of the foregoing, the above noted premises are hereby declared to be **Closed for Tenant Accommodation Purposes**.

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

1. That the Owner(s) takes all steps necessary to ensure all Occupants vacate the above noted premises on or before February 2, 2026
2. That the Owner(s) immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
  - a. Have the roof of the building repaired such that it is waterproof, windproof and weatherproof.
  - b. Repair the ceiling and walls in the suite such that they are in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders them easy to clean.
3. That until such time as the work referred to above is completed to the satisfaction of an Executive Officer of Alberta Health Services; the above noted premises shall remain closed for tenant accommodation purposes.

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, January 21, 2026.

Confirmation of a verbal order issued to Ivana Savic on January 16, 2026.

Executive Officer  
Environmental Health Officer

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>.

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