

## **ORDER OF AN EXECUTIVE OFFICER**

**To:** Marvin Soroka  
"the Owners"

Markenna Properties LTD.  
"the Owners"

**RE:** Those housing premises located in Edmonton, Alberta and municipally described as:  
10708 115 Street NW, Edmonton, AB, T5H 3K9

**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:

Common areas:

- a. There is insufficient lighting at the south stairwell which connects the basement and first floor of the building. On January 23, 2026, a lighting level of 35.5 lux was observed while using a light meter at the middle point of the stairwell.
- b. There is insufficient lighting in the basement and first floor common area hallways. On January 23, 2026, lighting levels of 4-26.9 lux were observed while using a light meter at multiple points in the hallways. At least one motion-activated light was not working at the time of the inspection.
- c. There is a large section of carpet missing in the common area hallway outside of suites 23 and 24 that may pose a potential tripping hazard.

Suite 25:

- a. The carpet is damaged and lifting at both transition strips which connect the living room and kitchen.
- b. Paint is flaking off from the interior walls of the top kitchen cupboards.

**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:

Common areas:

- a. There is insufficient lighting at the south stairwell which connects the basement and first floor of the building. On January 23, 2026, a lighting level of 35.5 lux was observed while using a light meter at the middle point of the stairwell. This is in contravention of section 13 of the Minimum Housing and Health Standards which states Every public hallway and stairway in a housing premises with multiple dwellings shall be adequately lighted by natural or artificial light at all times, providing in all parts thereof at least 50 lux of light at each tread or floor level.

- b. There is insufficient lighting in the basement and first floor common area hallways. On January 23, 2026, lighting levels of 4-26.9 lux were observed while using a light meter at multiple points in the hallways. At least one motion-activated light was not working at the time of the inspection. This is in contravention of section 13 of the Minimum Housing and Health Standards which states Every public hallway and stairway in a housing premises with multiple dwellings shall be adequately lighted by natural or artificial light at all times, providing in all parts thereof at least 50 lux of light at each tread or floor level.
- c. There is a large section of carpet missing in the common area hallway outside of suites 23 and 24 that may pose a potential tripping hazard. This is contravention of section 5(2) of the Housing 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.

Suite 25:

- a. The carpet is damaged and lifting at both transition strips which connect the living room and kitchen. 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.
- b. Paint is flaking off from the interior walls of the top kitchen cupboards. This is in contravention of section 14(a)(ii) of the Minimum Housing and Health Standards which states that every housing premises shall be provided with a food preparation area, which includes cupboards or other facilities suitable for the storage of food.
- c. Paint is peeling at the top of the interior balcony doorframe and there are cracks in the bedroom ceiling. 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.
- d. The balcony door is not weatherproof. This is contravention of section 2(b)(i) of the Minimum Housing and Health Standards which states that all windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof.
- e. The insect screen for the living room window is bent and not providing full protection from insects. This is contravention of section 2(b)(iii) of the Minimum Housing and Health Standards which states that during the portion of the year when there is a need for protection against flies and other flying insects, every window or other device intended for ventilation shall be supplied with effective screens.
- f. The bathroom fan is not providing adequate ventilation, creating little to no air movement. This is in contravention of section 7(c) of the Minimum Housing and Health Standards which states that All rooms containing a flush toilet and/or bathtub or shower shall be provided with natural or mechanical ventilation.

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:

## Common areas:

- a. Reinstate the building's main hallway and stairwell lights such that they are in operation at all hours of the day and a lighting level of at least 50 lux is maintained in all common areas.
- b. Replace the section of missing carpet in the common area hallway outside suites 23 and 24.

## Suite 25:

- a. Repair the damaged sections of carpet at the kitchen transitions such that it is easy to clean and no longer loose or lifting.
- b. Repaint the interior upper kitchen cupboard walls such that the paint is no longer flaking off.
- c. Repair the interior balcony doorframe and bedroom ceiling such that the surfaces are in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders them easy to clean.
- d. Repair the balcony door such that it is weatherproof.
- e. Repair or replace the living room insect screen such that it provides full protection from insects.
- f. Repair the bathroom fan such that it provides adequate ventilation.

2. The work referred to in paragraph 1 **Common areas (a)** shall be completed by February 13, 2026. The work referred to in paragraph 1 **Common areas (b) and** paragraph 1 **Suite 25 (a - f)** shall be completed by March 31, 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, February 2, 2026.

## Confirmation of a verbal order issued to Marvin Soroka on February 2, 2026.

## Executive Officer Alberta Health Services

You have the right to appeal

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

**Order of an Executive Officer**

**RE: Those premises located in Edmonton, Alberta and municipally described as: 10708 115 Street NW, Edmonton, AB, T5H 3K9**

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>

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**Edmonton • Environmental Public Health**

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