

## ORDER OF AN EXECUTIVE OFFICER

**To:** 2120279 Alberta Ltd. Mike Everitt Nazly Taheri  
"the Owner" "the Owner" "the Owner"

Jeff May Nathalie Parel-May  
"the Owner" "the Owner"

**RE:** Those housing premises located in Edmonton, Alberta and municipally described as:  
10744 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:

- a. The gas utility had been disconnected to the building resulting in no heat or hot water provided in the building.
- b. The building was not supplied with hot water at the time of inspection due to a lack of natural gas utilities being supplied to the site.
- c. There was a 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 gas utility had been disconnected to the building resulting in no heat or hot water provided in the building. 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 building was not supplied with hot water at the time of inspection due to a lack of natural gas utilities being supplied to the site. 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."
- c. There was a 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 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 hot water temperature is capable of being maintained between 46°C - 60°C.
  - c. 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.
2. The work referred to in paragraph 1(a), (b) shall be completed by July 3, 2025.  
The work referred to in paragraph 1(c) shall be completed by July 24, 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, June 26, 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](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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<https://www.ahs.ca/eph>