

ORDER OF AN EXECUTIVE OFFICER

To: 2120279 Alberta Ltd. Mike Everritt Jeff May
"the Owner" "the Owner" "the Owner"

Nathalie Parel-May Nazly Taheri Nick Allen
"the Owner" "the Owner" "the Owner"

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

102 – 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. There was an ongoing cockroach infestation occurring within the suite. Live cockroaches and significant amounts of cockroach feces were observed within the suite.
- b. The suite was not provided with hot water. The maximum temperature of the water measured 23 degrees Celsius at the kitchen faucet.
- c. There was mold growing within the cupboard below the kitchen sink.
- d. There was no working smoke alarm installed within the suite.
- e. The outlets in the living room and bedrooms were not in operation.

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. There was an ongoing cockroach infestation occurring within the suite. Live cockroaches and significant amounts of cockroach feces were observed within the suite. 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 [sic] infestations".
- b. The suite was not provided with hot water. The maximum temperature of the water measured 23 degrees Celsius at the kitchen faucet. 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 mold growing within the cupboard below the kitchen sink. 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 no working smoke alarm installed within the suite. This is in contravention of Section 12 of the Minimum Housing and Health Standards, which states that “Smoke alarms within dwellings shall be installed between each sleeping area and the remainder of the suite and, where hallways serve the sleeping areas; the smoke alarms shall be installed within the hallway. (a) Smoke alarms shall be operational and in good repair at all times”.
- e. The outlets in the living room and bedrooms were not in operation. This is in contravention of Section 11 of the Minimum Housing and Health Standards, which states that “Every housing premises shall be supplied with electrical service. Outlets, switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition.”
- f. The light in the kitchen was not in operation. This is in contravention of Section 11 of the Minimum Housing and Health Standards, which states that “Every housing premises shall be supplied with electrical service. Outlets, switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition.”
- g. The wall and baseboards behind the toilet were water damaged. 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.”
- h. One of the tiles behind the bathroom sink was cracked. 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.”
- i. The top Left and back Right burners on the stove top were not in operation. This is in contravention of Section 14(a)(iv) of the Minimum Housing and Health Standards, which states that “a stove and a refrigerator that are maintained in a safe and proper operating condition. The refrigerator shall be capable of maintaining a temperature of 4 degrees C. (40°F).”
- j. The kitchen faucet was very loose. There was a leak occurring below the kitchen sink. This is in contravention of Section 6(c) of the Minimum Housing and Health Standards, which states that “All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.”
- k. The surface of the bathtub was worn and peeling. This is in contravention of Section 6(a) of the Minimum Housing and Health Standards, which states that “The plumbing system and the sanitary drainage system or private sewage disposal system, as the case may be, including drains, fixtures, traps, vents, stacks, waste disposal facilities, pumpout sewage holding tanks, septic tanks and the disposal system shall be maintained in a proper operating condition.”

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. Hire the services of a licensed, competent pest control professional to treat the cockroach infestation within the suite and any other impacted adjoining units and/or common areas. Retain the services of the above-mentioned pest control professional until such time as they provide a report indicating the suite/surrounding areas have been fully cleared from

infestation. Provide a copy of any reports generated by the licensed pest control professional to Alberta Health Services (AHS) Environmental Public Health (EPH).

- b. Restore hot water to the suite.
- c. Repair the kitchen sink to ensure it is no longer leaking. Affix the kitchen sink faucet and remove and replace any water damaged materials below. Ensure the mold present within the kitchen cupboard is removed.
- d. Install a working smoke alarm between the bedrooms of the suite and the remainder of the suite.
- e. Repair the electrical system within the suite to ensure all outlets are working properly, including those in the living room and bedrooms. Provide information to AHS EPH as to the reason for the disruption to the electrical service in these spaces.
- f. Repair the light in the kitchen.
- g. Remove and replace any of the water damaged building materials behind the toilet.
- h. Remove and replace the damaged tile behind the bathroom sink.
- i. Repair the kitchen stove to ensure all burners are working safely and properly.
- j. Either replace the bathtub or repair the bathtub surface to ensure the surface is smooth, impervious to moisture, and easy to clean.

2. The work referred to in paragraph 1(a – e) shall be completed by August 1, 2025.

The work referred to in paragraph 1(f – j) shall be completed by August 22, 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, July 21, 2025.

Confirmation of an order issued to Mike Everitt on July 21, 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>

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