

ORDER OF AN EXECUTIVE OFFICER

To: Hercules Properties GP INC. Aleem Popatia Adam Merrick
“the Owner” “the Owner” “the Owner”

Wingspan Properties Malek Bouslama
“the Owner” “the Owner”

RE: Those housing premises located in Edmonton, Alberta and municipally described as:
10945 84 Street NW

WHEREAS I, an **Executive Officer** of **Alberta Health Services**, have inspected and received reports about the above observed premises pursuant to the provisions of the Public Health Act, RSA 2000, c. P-37, as amended;

AND WHEREAS such inspection and reports disclosed that the following conditions exist in and about the above observed 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. Front entrance door to the building is unable to be secured.
- b. Windows on the east second floor stair landing are missing glass panes.
- c. Glass broken on multiple hallway doors on multiple floors.
- d. Live and dead cockroaches observed throughout the building.
- e. Tears and rips observed in hallway carpets.
- f. Overall sanitation is very poor, the common areas were observed with miscellaneous large & small items, clothing, laundry, food items and refuse.

Unit 1:

- g. No operational smoke alarm installed adjacent to sleeping areas.
- h. 3 of 4 burners are not operational on the kitchen stove.
- i. Unit carpet is torn and ripped.
- j. Water damage observed on bathroom ceiling.
- k. Heavy cockroach infestation observed.

Unit 2:

- l. Active leak from the ceiling observed outside the bathroom hallway.
- m. Hallway ceiling, carpet and walls along with the bathroom baseboards were observed water damaged.
- n. Cockroaches observed.

Unit 8:

- o. No operational smoke alarm installed adjacent to sleeping areas.
- p. Water damage observed on unit ceiling.
- q. Bathroom sink is leaking.
- r. Kitchen faucet is not secured to countertop.
- s. 2 of 4 burners are not operational on the kitchen stove.
- t. Unit carpet is torn and ripped.
- u. Cockroaches observed.

Unit 9:

- v. No operational smoke alarm installed adjacent to sleeping areas.
- w. Visible mould-like growth along bathtub caulking.
- x. Water damage observed on unit living room ceiling.
- y. Living room window is cracked.
- z. Cockroaches observed.

Unit 10:

- aa. No operational smoke alarm installed adjacent to sleeping areas.
- bb. Holes observed on bathroom walls.
- cc. Cockroaches observed.

Unit 11:

- dd. No operational smoke alarm installed adjacent to sleeping areas.
- ee. Kitchen faucet is not secured to countertop.
- ff. Water damage observed on bathroom ceiling and walls.

Unit 17:

- gg. No operational smoke alarm installed adjacent to sleeping areas.
- hh. Unit entrance door is in disrepair and no longer weatherproof.
- ii. Unit carpet is torn and ripped.
- jj. Bathroom fixtures observed in disrepair.
- kk. Cockroaches observed.

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 observed premises, namely:

- a. Front entrance door to the building is unable to be secured. This is in contravention of Section 3(a) of the Minimum Housing and Health Standards, which states that "Exterior windows and doors shall be capable of being secured."
- b. Windows on the east second floor stair landing are missing glass panes; Living room window is cracked in Unit 9; Unit 17 entrance door is in disrepair and no longer weatherproof. These are in 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."
- c. Glass broken on multiple hallway doors on multiple floors; Carpets observed torn and ripped in the common areas, Unit 1, Unit 8 and Unit 17; Holes observed on the bathroom walls of Unit 10. These are 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. (a) 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. (b) Rooms and sections of rooms that are used for food preparation and cooking shall have walls and floors constructed of materials which do not provide harbourage to dirt, grease, vermin and bacteria and that are easily kept clean."
- d. In Unit 2 there is an active leak from the ceiling observed outside the bathroom hallway; Water damage observed the bathroom ceiling of Unit 1, hallway ceiling carpet and walls along with the bathroom baseboards of Unit 2, the ceiling of Unit 8, the living room ceiling of Unit 9, the bathroom ceilings and walls of Unit 11; Visible mound growth observed along

- bathtub in Unit 9. These are 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."
- e. Live and dead cockroaches observed throughout the common areas and in Unit 1, Unit 2, Unit 8, Unit 9, Unit 10 and Unit 17. Overall sanitation is very poor, the common areas were observed with miscellaneous large & small items, clothing, laundry, food items and refuse. 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."
 - f. No operational smoke alarm installed adjacent to sleeping areas in Unit 1, Unit 8, Unit 9, Unit 10, Unit 11 and Unit 17. 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."
 - g. 3 of 4 burners are not operational on the kitchen stove in Unit 1; 2 of 4 burners are not operational on the kitchen stove in Unit 8; Kitchen faucet is not secured to the countertop in Unit 8 and Unit 11. These are in contravention of section 14(a) of the Minimum Housing and Health Standards, which states that "Every housing premises shall be provided with a food preparation area, which includes: (i) a kitchen sink that is supplied with potable hot and cold water and suitably sized to allow preparation of food, washing utensils and any other cleaning operation; and (ii) cupboards or other facilities suitable for the storage of food; and (iii) a counter or table used for food preparation which shall be of sound construction and furnished with surfaces that are easily cleaned; and (iv) 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. (400F)."
 - h. Bathroom sink is leaking in Unit 8, and the bathroom fixtures are in disrepair in Unit 17. This is in contravention of section 7 of the Minimum Housing and Health Standards which states that: "Except where exempt by regulation, every housing premises shall be provided with plumbing fixtures of an approved type consisting of at least a flush toilet, a wash basin, and a bathtub or shower."

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 observed premises, namely:
 - a. Secure all entry points of the building to ensure that the housing premises does not present a condition that is or may become injurious or dangerous to public health.
 - b. Repair/Replace all exterior unit doors and windows so they are in good working condition, weatherproof, free of cracks and have the ability to be safely secured.
 - c. Install a functional smoke alarm in or adjacent to all sleeping areas in all units.
 - d. Conduct the work needed to ensure all walls, ceilings, flooring, and floor coverings are in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean in all units.
 - e. Hire the services of a pest control professional to treat the cockroach infestation. Provide any reports provided by the pest control professional to this office (i.e. Alberta Health Services Environmental Public Health).
 - f. Remove all mouldy and/or water damaged materials in all units, allow the space to dry and then replace with new materials. Ensure any repairs are conducted in compliance with

Alberta Occupational Health & Safety (OHS) requirements for asbestos removal/abatement.

- g. Repair/Replace washroom fixtures so all washrooms in all units are equipped with a functional sink wash basin and flush toilet.

2. The work referred to in paragraph 1 shall be completed by August 19, 2025

The above conditions were observed 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 17, 2025

Confirmation of a verbal order issued to Malek Bouslama on July 16, 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: 10945 84 Street NW

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Copy: City of Edmonton

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