

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

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

 Wingspan Properties Malek Bouslama
 "the Owner" "the Owner"

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

RE: Those housing premises located in Edmonton, Alberta and municipally described as:
 Unit 18, 10945 84 Street NW

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. Unit entrance was previously boarded up however boarding had been removed. Graffiti on the unit boarding indicated the unit there was traffic in and out of the unit and it may be occupied. Unit entrance door was not able to be secured.
- b. Visible mould like growth noted on the ceiling of the bathroom.
- c. Both live and dead cockroach-like insects noted throughout the unit.
- d. Several broken or cracked windows noted throughout the unit.
- e. Flooring in hallway in disrepair.

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. Unit entrance was previously boarded up however boarding had been removed. Graffiti on the unit boarding indicated the unit there was traffic in and out of the unit and it may be occupied. Unit entrance door was not able 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. Visible mould like growth noted on the ceiling of the bathroom. 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."
- c. Both live and dead cockroach-like insects noted throughout the unit. 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.”

- d. Several broken or cracked windows noted throughout the unit. This is 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.”
- e. Flooring in hallway in disrepair. 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. (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.”

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 occupants vacate the above noted premises on or before July 16, 2025.
2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Secure all entry points of the building and the unit 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 doors and windows so they are in good working condition, weatherproof, free of cracks and have the ability to be safely secured
 - c. Remove all water damaged and moldy materials, 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.
 - 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.
 - 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).
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, July 17, 2025

Confirmation of a verbal order issued to Malek Bouslama on July 16, 2025.

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
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>

Copy: City of Edmonton

900 North Tower, 10030 107 Street NW, Edmonton, Alberta, Canada T5J 3E4

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