

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

**To:** Kenneth Raiche  
"the Owner"

**And To:** All Occupant(s) of the following Housing premises: 11637 124 Street NW

**RE:** Those housing premises located in Edmonton, Alberta and municipally described as:  
11637 124 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. The building was occupied despite extensive interior demolition.
- b. The inhabited unit utilized multiple extension cords routed from the hallway for electrical power, some plumbing fixtures were serviced via non-standard vinyl tubing, and there was water staining on ceiling materials.
- c. The evidence remained for multiple units impacted by a previous fire (i.e. burnt balcony building materials, burn marks on exterior cladding).
- d. Interior walls and ceilings on the first floor were partially demolished or completely missing. Orange tarps draped sections of walls and the front interior stairway entrance. There were containers full of water on the hallway floor from above leaks.
- e. The fire alarm system was not operational.
- f. The central heating system was not operational.
- g. There were multiple propane tanks stored in the common interior hallway.
- h. Electrical and plumbing lines were exposed.
- i. First and second floor windows and patio doors were boarded and there was construction fencing along the perimeter of the property.
- j. The back exterior door was badly dented and a portion of the exterior cladding on the side of the door was missing from what appeared to be breaches of the door.

**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 building was occupied despite extensive interior demolition. This contravenes section 3(1)(a) of the Housing Regulation 173/99, which states that: Subject to subsection (3) and section 4, an owner shall ensure that the housing premises are

structurally sound, in a safe condition, in good repair, and maintained in a waterproof, windproof and weatherproof condition.

- b. The inhabited unit utilized multiple extension cords routed from the hallway for electrical power, some plumbing fixtures were serviced via non-standard vinyl tubing, and there was water staining on ceiling materials. This contravenes section 3(2) of the Housing Regulation 173/99, which states that: An owner shall ensure that the housing premises' plumbing system and facilities provided under subsection (1)(b) are free from defects and maintained in proper operating condition. This also contravenes 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.
- c. The evidence remained for multiple units impacted by a previous fire (i.e. burnt balcony building materials, burn marks on exterior cladding). This contravenes section 5(2) of the Housing Regulation 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. Interior walls and ceilings on the first floor were partially demolished or completely missing. Orange tarps draped sections of walls and the front interior stairway entrance. There were containers full of water on the hallway floor from above leaks. This contravenes section 3(1)(a) of the Housing Regulation 173/99, which states that: Subject to subsection (3) and section 4, an owner shall ensure that the housing premises are structurally sound, in a safe condition, in good repair, and maintained in a waterproof, windproof and weatherproof condition. This also contravenes section 3(1)(c) of the Housing Regulation 173/99, which states that: Subject to subsection (3) and section 4, an owner shall ensure that the common areas of the housing premises, its fixtures and any furnishings provided by the owner are maintained in a clean and sanitary condition.
- e. The fire alarm system was not operational. This contravenes section 5(2) of the Housing Regulation 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.
- f. The central heating system was not operational. This contravenes section 3(1)(b)(ii) of the Housing Regulation 173/99, which states that: Subject to subsection (3) and section 4, an owner shall ensure that the occupants of the housing premises are supplied with adequate heating facilities that are capable of maintaining a habitable indoor temperature, if the housing premises are used or intended for use during all or part of the period from September 1 in one year until May 1 in the following year.
- g. There were multiple propane tanks stored in the common interior hallway. This contravenes section 5(2) of the Housing Regulation 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.
- h. Electrical and plumbing lines were exposed. This contravenes section 5(2) of the Housing Regulation 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.

- i. First and second floor windows and patio doors were boarded and there was construction fencing along the perimeter of the property. This contravenes section 3(b) of the Minimum Housing and Health Standards, which states: For buildings of 3 storeys or less and except where a bedroom door provides access directly to the exterior or the suite is sprinklered, each bedroom shall have at least one outside window which may be opened from the inside without the use of tools or special knowledge.
- j. The back exterior door was badly dented and a portion of the exterior cladding on the side of the door was missing from what appeared to be breaches of the door. This contravenes section 2(b) 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.

**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 Owner(s) takes all steps necessary to ensure all Occupants vacate the above noted premises on or before **Tuesday May 19, 2026**.
2. That the Owner(s) immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
  - a. Complete all demolition and reconstruction work.
  - b. Follow the testing and remediation requirements of the Alberta Asbestos Abatement manual when disturbing building materials.
  - c. Remove all propane tanks stored indoors.
  - d. Reconstruct, repair and maintain the housing premises to comply with the Housing Regulation, and Minimum Housing and Health Standards.
  - e. Ensure all necessary permits are obtained and comply with all Safety Codes directives.
  - f. Repair or replace the back exterior door and door frame so the door can be properly secured.
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, April 27, 2026.

Confirmation of a verbal order issued to Kenneth Raiche, via email, on April 24, 2026.

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](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>.

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**Copies of standards are available by visiting:** <https://www.alberta.ca/health-standards-and-guidelines.aspx>

Copy: City of Edmonton Safety Codes, Alberta Occupational Health and Safety