

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

To: Calvin A. Gill
"the Owner"

Patricia H. Gill
"the Owner"

And To: All Occupant(s) of the following Housing premises: 11711 – 135B Street NW

RE: Those housing premises located in Edmonton, Alberta and municipally described as:
11711 – 135B 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. There were no smoke alarms installed.
- b. Permanent security bars and nails on the upstairs bedroom windows obstructed egress.
- c. There was a significant cockroach infestation. Live cockroaches were observed in every room.
- d. There were large holes in walls throughout the living room, bedrooms, hallways and stairways, exposing wall cavity insulation and studs.
- e. There was a persistent odour with an accumulation of dirt and grime on common surfaces, fixtures, and appliances. The upstairs staircase and upstairs floor were cluttered with garbage and miscellaneous items.
- f. There was water damage on the living room ceiling beam, and a portion of the living room ceiling was boarded and taped.
- g. Many items were stored on and around the furnace and hot water tank in the basement.
- h. The handrails were missing from the upstairs and basement staircases.

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 were no smoke alarms installed. This contravenes 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.

- b. Permanent security bars and nails on the upstairs bedroom windows obstructed egress. This contravenes section 3(b) of the Minimum Housing and Health Standards, which states that: 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. (ii) Windows referred to in section 3(b)(i) shall provide unobstructed openings with areas not less than 0.35 m² (3.8ft²), with no dimension less than 380 mm (15”). (iii) If the window referred in section 3(b)(i) is provided with security bars, the security bars shall be installed so they may be opened from the inside without the use of any tools or special knowledge.
- c. There was a significant cockroach infestation. Live cockroaches were observed in every room. This contravenes 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. There were large holes in walls throughout the living room, bedrooms, hallways and stairways, exposing wall cavity insulation and studs. This contravenes 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.
- e. There was a persistent odour with an accumulation of dirt and grime on common surfaces, fixtures, and appliances. The upstairs staircase and upstairs floor were cluttered with garbage and miscellaneous items. This contravenes section 5(2) of the 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.
- f. There was water damage on the living room ceiling beam, and a portion of the living room ceiling was boarded and taped. This contravenes 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.
- g. Many items were stored on and around the furnace and hot water tank in the basement. This contravenes section 5(2) of the 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.
- h. The handrails were missing from the upstairs and basement staircases. This contravenes section 3(c)(i) of the Minimum Housing and Health Standards, which states that: Inside or outside stairs or porches including all treads, risers, supporting structural members, handrails, guards and balconies, shall be maintained in good repair and shall comply with the requirements of the Alberta Building Code or a Professional Engineer design.
- i. The front living room windows were broken and boarded. This contravenes 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.
- j. The exterior horizontal window frame for the front living room window was broken and hanging loose. This contravenes 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.
- k. The finish along the edges of the kitchen counter tops was cracked and missing in areas. This contravenes section 14(a)(iii) of the Minimum Housing and Health Standards, which

states that: Every housing premises shall be provided with a food preparation area, which includes: a counter or table used for food preparation which shall be of sound construction and furnished with surfaces that are easily cleaned.

- l. Some kitchen cupboard doors and drawers were missing. This contravenes section 14(a)(ii) of the Minimum Housing and Health Standards, which states that: Every housing premises shall be provided with a food preparation area, which includes: cupboards or other facilities suitable for the storage of food.
- m. Window insect screens were torn or missing. This contravenes section 2(b)(iii) of the Minimum Housing and Health Standards, which states that: During the portion of the year when there is a need for protection against flies and other flying insects, every window or other device intended for ventilation shall be supplied with effective screens.

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 **March 18, 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. Install smoke alarms in bedrooms and in the hallways between bedrooms and the remainder of the suite. Ensure smoke alarms are operational at all times.
 - b. Remove permanent security bars and nails from the upstairs bedroom windows. Ensure at least one window in each bedroom meets egress requirements outlined in section 3b of the Minimum Housing and Health Standards,
 - c. Retain the services of a professional pest control company to eliminate the cockroach infestation. Provide reports from the professional pest control company to an Alberta Health Services, Executive Officer indicating that the infestation is abated.
 - d. Repair holes in the walls. Apply an easily cleanable finish to repaired walls.
 - e. Remove the clutter and thoroughly clean all surfaces, fixtures and appliances.
 - f. Assess the living room ceiling and roof for the source of water infiltration. Repair all deficiencies. Remove all damaged ceiling materials and reconstruct the living room ceiling. Follow the testing and remediation requirements of the Alberta Asbestos Abatement manual when disturbing building materials.
 - g. Declutter the basement areas and ensure any stored items are at a safe distance from the furnace and hot water tank.
 - h. Install handrails for the upstairs and basement staircases in accordance with the Alberta Building Code.
 - i. Replace the front living room windows.
 - j. Replace the exterior front living room window frame.
 - k. Repair or replace the kitchen counter top so there are no cracked, loose or missing pieces.
 - l. Replace the missing kitchen cupboard doors and drawers.
 - m. Install effective insect screens on all openable windows.

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, February 19, 2026.

Confirmation of a verbal order issued to Calvin Gill, via voicemail, on February 17, 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
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>