

ORDER OF AN EXECUTIVE OFFICER

To: AAA Developments INC. Ali Hassan Abdulkareem Sleiman
"the Owner" "the Owner" "the Owner"

ARH Holdings
"the Owner"

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

101 – 11745 133 Street NW Edmonton, AB T5M 1H7

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. The paint along the ceiling in the shower was flaking. As a result, the ceiling material was no longer smooth and impervious to moisture.
- b. There was a leak present below the righthand side of the kitchen sink. When the sink was filled and drained, water would overflow into the kitchen cabinets below.
- c. The mechanical ventilation fan in the washroom was not in operation.
- d. The toilet in the washroom was continuously running. The tenant had to turn the valve off to prevent the water from continuously running.

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 paint along the ceiling in the shower was flaking. As a result, the ceiling material was no longer smooth and impervious to moisture. 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."
- b. There was a leak present below the righthand side of the kitchen sink. When the sink was filled and drained, water would overflow into the kitchen cabinets below. 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."
- c. The mechanical ventilation fan in the washroom was not in operation. This is in contravention of Section 7(c) of the Minimum Housing and Health Standards, which states that "All rooms containing a flush toilet and/or bathtub or shower shall be provided with natural or mechanical ventilation."
- d. The toilet in the washroom was continuously running. The tenant had to turn the valve off to prevent the water from continuously running. 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. Repair the ceiling above the shower.
 - b. Repair the kitchen sink to ensure it drains properly.
 - c. Repair or replace the mechanical ventilation fan in the washroom.
 - d. Repair the toilet in the bathroom. Ensure it is maintained in proper, operating condition.
2. The work referred to in paragraph 1 shall be completed by February 23, 2026.

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 6, 2026.

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.

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>

Edmonton • Environmental Public Health

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www.albertahealthservices.ca/eph.asp