

## ORDER OF AN EXECUTIVE OFFICER

**To:** 2463089 Alberta Ltd.  
“the Owner”

Moby Amarsi  
“the Owner”

Fadil Murati  
“the Owner”

Gail Da Ponte  
“the Owner”

**RE:** Those housing premises located in Edmonton, Alberta and municipally described as:  
11816 83 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 report 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:

1. The locking mechanisms were not functional or permanently affixed for the bedroom, bathroom and/or kitchen windows for the following suites: 101, 103, 104, 201-204, 206, 301-305.
2. Cockroaches were present in suite 103 and 105 and mice were present in suite 103.
3. The smoke alarm was not operational or installed in Suite 103, 105, and 203.
4. The bedroom window in Suite 103 was not easily openable for emergency escape. The bedroom window in Suite 105 had permanently affixed security bars, preventing egress. A room used as a bedroom near the entrance of Suite 305 had no window, providing no means of emergency egress.
5. The exterior balcony guardrail in suite 201 was in poor condition, detached from its posts and secured with rope as a temporary measure; sections were damaged or missing. The guardrails in suite 204 for the upstairs landing and the staircase guardrail were loose.

**AND WHEREAS** such April 22, 2026, 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:

1. The locking mechanisms were not functional or permanently affixed for the bedroom, bathroom and/or kitchen windows for the following suites: 101, 103, 104, 201-204, 206, 301-305. 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.
2. Cockroaches were present in suite 103 and 105 and mice were present in suite 103. 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.

3. The smoke alarm was not operational or installed in Suite 103, 105, and 203. 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.
4. The bedroom window in suite 103 was not easily openable for emergency egress. The security bars on the suite 105 bedroom window was permanently affixed. A room near the suite 305 entrance used as a bedroom did not have a window for emergency egress. This is in contravention of Section 3(b)(i) 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.
5. The exterior balcony guardrail in suite 201 was in poor condition, detached from its posts and secured with rope as a temporary measure; sections were damaged or missing. The guardrails in suite 204 for the upstairs landing and the staircase guardrail were loose. This is in contravention of 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.
6. The insect screens were missing or not properly fitting on the bedroom, bathroom, kitchen and/or patio windows in the following suites: 101, 103, 104, 201-203, 301, 302, 304 and 305. This is in contravention of 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.
7. The seal inside the toilet does not close when flushing the toilet and needs to be manually closed for suite 101. 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.
8. Some of the seal on the bathtub surround in suites 103, 104 and 202 were discolored and black. The down spouts for suite 103 were not properly attached allowing rainwater to drain directly onto the patio. 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.
9. Electrical deficiencies were noted in multiple suites: In Suite 104, the outlet below the bedroom window was missing a cover, and the washroom outlet was non-functional, lacked GFI protection, and had missing cover-plate screws. In Suite 202, the hallway outlet was missing its cover plate. This is in contravention of 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.

10. The washroom window does not open for proper ventilation in suite 105. 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.
11. Pane(s) of glass was missing or broken from the patio, bedroom, bathroom and/or kitchen window in the following suites: 101, 103, 104, 105, 201, 206, 301, and 303.  
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 and in contravention of section 2(b)(ii) of the Minimum Housing and Health Standards which states that In housing premises intended for use during the winter months, windows in habitable rooms shall protect against cold weather through the provision of a storm sash, double glazing, or other durable thermal/air resistant barrier as may be approved by the Executive Officer.
12. Multiple suites: 102–105, 201–204, 206, 301–303, and 304; have various flooring, wall, ceiling, and fixture deficiencies, primarily in kitchen and bathroom areas. Common issues include damaged or separating flooring, missing or deteriorated seals and caulking, wall and ceiling damage, and incomplete or missing trim and finishes. 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.
13. Multiple maintenance deficiencies were observed across several suites. Suite 101 had a non-functioning bathtub diverter. Suite 102 contained a sink basin that was rusting and chipping. Suites 103 and 303 showed damaged or peeling caulking around sinks. Recurrent water damage with deterioration and poor cleanability was noted in cupboards under kitchen sinks in Suites 104, 105, and 303. Suites 104 and 105 also had damaged or detached drawers and general wear to cabinet doors. Suite 105 had a damaged bathroom door, and Suite 201 had a misaligned patio door. A detached support beam was also observed on a balcony. 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.
14. Some of the kitchen countertop in suite 105 and 202 was broken and consequently not easily cleanable. This is in contravention of 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.
15. There was a leak under the kitchen sink in suite 206. 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**:

That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:

1. Remove window security bars for safe egress where required or modify so the security bars so they may be opened from the inside without the use of any tools or special knowledge.
2. Treat cockroach and rodent infestations and submit pest control reports to this office.
3. Install and ensure all smoke alarms are functional in every suite.
4. Ensure proper emergency egress (install compliant window or restrict room use).
5. Repair balcony structures, guardrails, and support posts.
6. Repair plumbing leaks (e.g., under sinks).
7. Repair or replace damaged, unfinished, or unsafe flooring, and ensure flooring is smooth, nonabsorbent and easy to clean.
8. Repair bathtub faucets, toilets, and restore watertight bathtub seals.
9. Repair/replace deteriorated caulking (bathtubs, sinks, joints).
10. Secure showerheads.
11. Repair walls, ceilings, cracks, and damaged materials.
12. Install baseboards and trim where missing.
13. Replace missing or broken window panes and patio door glass.
14. Repair window frames and ensure windows open properly.
15. Install or repair patio doors and ensure proper sealing.
16. Install functional, permanently fixed locking mechanisms on all windows and patio doors.
17. Install properly fitted insect screens on all openable windows and balcony areas.
18. Repair outlets, install missing cover plates, and upgrade to GFCI where required.
19. Repair or replace damaged cupboards, drawers, and vanity components.
20. Repair downspouts and ensure proper drainage away from building.
21. Ensure bathroom windows open to provide natural ventilation.

The work referred to in paragraph 1 shall be completed by Tuesday, July 14, 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, June 12, 2026.

Executive Officer  
Alberta Health Services

If you have any questions regarding the order, contact Environmental Public Health at 1-833-476-4743 or <https://www.albertahealthservices.ca/eph/eph.aspx>

You have the right to appeal

A person who is directly affected by a 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>.

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 • Seventh Street Plaza • Environmental Public Health

10030 107 Street NW, Edmonton, AB, Canada, T5J 3E4

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