

ORDER OF AN EXECUTIVE OFFICER

To: 2041402 Alberta Ltd. Mike Everitt Dale Ignatiff
"the Owner" "the Owner" "the Owner"

Nazly Taheri Jocelyn Figueiredo Nicholas Allen
"the Owner" "the Owner" "the Owner"

RE: Those housing premises located in Edmonton, Alberta and municipally described as:
11835 103 Street NW
Plan RN52 Blk 2 Lot 8

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 power utility had been disconnected to the building common area as of March 3, 2026, resulting in no heat or hot water throughout the building.
- b. The building was not supplied with hot water at the time of inspection due to a lack of power utilities being supplied to the site.
- c. The common area lights in the hallway and along the stairs were not operational due to a lack of power utilities being supplied to the site.

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 power utility had been disconnected to the building as of March 3, 2026, resulting in no heat or hot water throughout the building. This is in contravention of section IV(8)(a)(i) of the Minimum Housing and Health Standards which states that: All heating facilities within a housing premises are to be properly installed and maintained in good working condition, and be *capable* of safely and adequately heating all habitable rooms, bathrooms, and toilet rooms within the building to a temperature of at least 220C(710F), or maintained at a temperature of at least 220C(710F) when the control of the supplied heat in a dwelling is the responsibility of a person other than the occupant and section 8 (d) of the Minimum Housing and Health Standards, which states that: Every owner must ensure a continuous supply of electricity, water and heat unless the rental agreement stipulates that such utility services are the sole responsibility of the occupant.
- b. The building was not supplied with hot water at the time of inspection due to a lack of power utilities being supplied to the site. This is in contravention of Section 9 of the Minimum Housing and Health Standards, which states that "Every building used in whole or in part, as housing premises must be supplied with a potable water supply of sufficient volume, pressure and temperature to serve the needs of the inhabitants. (a) All hot running

water shall be maintained at a temperature of not less than 46 degrees C (114°F), and not more than 60 degrees C (140°F) measured at the plumbing fixture.”

- c. The common area lights in the hallway and along the stairs were not operational due to a lack of power utilities being supplied to the site. This is in contravention of section IV(13) of the Minimum Housing and Health Standards which states that: Every public hallway and stairway in a housing premises with multiple dwellings shall be adequately lighted by natural or artificial light at all times, providing in all parts thereof at least 50 lux of light at each tread or floor level.

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. Restore a continuous supply of electricity to the site.
 - b. Once the electricity has been restored, ensure the hot water temperature is capable of being maintained between 46°C - 60°C.
 - c. Once the electricity has been restored, ensure each apartment unit is capable of maintaining at least 22°C, through provision of central heat.
 - d. Ensure all common area lights located in the hallway and along the stair well are operational and in good working condition.
2. The work referred to in paragraph 1 shall be completed by March 11, 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, March 9, 2026.

Confirmation of a verbal order issued to Nicholas Allen on March 6, 2026.

Executive Officer
Alberta Health Services

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.

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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www.albertahealthservices.ca/eph.asp