

ORDER OF AN EXECUTIVE OFFICER

To: Zeus Properties GP INC. Hanife Masoomi
"the Owner" "the Owner"

Jiggs Peterson Negapatan Rogers Otikor
"the Owner" "the Owner"

RE: Those housing premises located in Edmonton, Alberta and municipally described as:
Common Areas, 12030 82 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, namely:

- a. There was an ongoing cockroach infestation throughout the building.

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 was an ongoing cockroach infestation throughout the building. 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".
- b. Cleanliness and sanitation in the common hallways and stairwells were not adequate. There was garbage, cigarette butts, personal items noted on the floor throughout the building. This is in contravention of Section 16 of the Minimum Housing and Health Standards, which states that "The owner shall ensure that all rooms and other areas used in common by the occupants of the individual dwellings are maintained in a clean and sanitary condition".
- c. The lighting in the basement common area hallway was too low. This is in contravention of Section 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".
- d. A number of the vacant suites within the building were unsecured. There were signs of occupancy present within these suites. The interior of the suites was not suitable for occupation. This is in contravention of 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".

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. Hire the services of a licensed pest control professional to treat the unit and overall building. Provide copies of any reports generated by the licensed pest control professional to Alberta Health Services Environmental Public Health.
 - b. Ensure that all common areas, including stairwells, hallways, and laundry rooms, are maintained in a clean and sanitary condition.
 - c. Ensure that every public hallway and stairway are adequately lit by natural or artificial light at all times.
 - d. Ensure that all vacant units are secured to prevent unauthorized access.
 - e. Ensure that the exterior doors are maintained in good repair and are capable of being secured.
2. The work referred to in paragraph 1 shall be completed by the dates listed below:
 - a. Items 1 b. – 1 e. on or before February 5, 2025
 - b. Item 1 a. to commence on or before February 14, 2025

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 3, 2025

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 Alberta Health Services at 780-342-0122 or by contacting the Public Health Appeal Board.

Health Legislation, Regulations and Standards

Electronic versions of the Public Health Act and Regulations are available at the Alberta Queen's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or www.qp.gov.ab.ca.

Health Legislation and regulations are available for purchase. Please contact Alberta Queen's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or www.qp.gov.ab.ca.

Copies of standards are available by contacting the Health Protection Branch of Alberta Health at 780-427-4518 or by visiting: <https://www.alberta.ca/health-standards-and-guidelines.aspx>

Template revised Feb 20, 2020

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www.albertahealthservices.ca/eph