

ORDER OF AN EXECUTIVE OFFICER

To: Condominium Corporation No. 0726887 Susan Bonke Alex Khodorkovski
"the Owner" "the Owner" "the Owner"

Mike Ho Joby Campbell Bella Management & Realty Ltd.
"the Owner" "the Owner" "the Owner"

Alison Pon
"the Owner"

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

12914 64 Street NW Edmonton, AB T5A 0Y1

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. Sanitation within the laundry room was very poor. There was a strong odor of feces and urine present during the April 17, 2025, inspection. There were needles, garbage, and drug paraphernalia present along the floor.
- b. There was garbage present along the common area hallways and stairwells.
- c. The flooring within the laundry room was in disrepair. The linoleum material along the top of the floor was missing in several places. There was a large crack present within the concrete material below the linoleum.

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. Sanitation within the laundry room was very poor. There was a strong odor of feces and urine present during the April 17, 2025, inspection. There were needles, garbage, and drug paraphernalia present along the floor. 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."
- b. There was garbage present along the common area hallways and stairwells. 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 flooring within the laundry room was in disrepair. The linoleum material along the top of the floor was missing in several places. There was a large crack present within the concrete material below the linoleum. 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.”

- d. There were holes present in the walls and ceiling of the laundry room and common area hallways/stairwells. 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.”
- e. There was open wiring present along the wall in the laundry room. The light switch by the door appeared to have been torn off. 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.”
- f. One of the taps in the laundry room was dripping. 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.”

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. Clean the common areas of the building (including the laundry room, stairwells, and hallways). Maintain the spaces in a clean condition.
 - b. Repair the flooring in the laundry room to ensure the surface is smooth, impervious to moisture, and easy to clean.
 - c. Repair the holes in walls of the common area (including the hallway, stairwell, and laundry room).
 - d. Repair the light switch in the laundry room. Conduct repairs to any electrical fixtures within open wires.
 - e. Repair the taps in the laundry room to ensure they are no longer dripping/leaking.
- 2. The work referred to in paragraph 1 shall be completed by May 26, 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, April 21, 2025.

Confirmation of a verbal order issued to Alison Pon on April 17, 2025.

Executive Officer
Alberta Health Services

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| You have the right to appeal |
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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>