

ORDER OF AN EXECUTIVE OFFICER

To: Century Plaza Holding Corp. Cameron Ross Sullivan Danny Rodrigues Carvalho
"the Owner" "the Owner" "the Owner"

Cornerstone Management Ersel Lika
"the Owner" "the Owner"

RE: Those housing premises located in Edmonton, Alberta and municipally described as:
12915 65 Street NW T5A 0Z8

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. Heavy cockroach infestation. Cockroaches of all life stages were observed in units throughout the building and in the common area. Pest control bait treatment completed to date has not been effective.
- b. The sidelight windows at both the north and south exterior doors were broken and boarded up. Jagged, broken glass was hanging from the broken sidelight window on the inside of the building at the north exterior door.
- c. Garbage was observed in the front of the building and broken glass, needles and garbage were observed in the parking lot at the back of 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. Heavy cockroach infestation. Cockroaches of all life stages were observed in units throughout the building and in the common area. Pest control bait treatment completed to date has not been effective. This is in contravention of Section 16(a)(iii) 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. (i) all situations requiring the application of pesticides shall be conducted in accordance with the Environmental Protection and Enhancement Act and regulation; and (ii) whenever a pesticide is applied in a dwelling, the occupant shall be notified in accordance with the latest edition of the Environmental Code of Practice for Pesticides published by Alberta Environmental Protection".
- b. The sidelight windows at both the north and south exterior doors were broken and boarded up. Jagged, broken glass was hanging from the broken sidelight window on the inside of the building at the north exterior door. This is in contravention of Section 2(b)(i) of the Minimum Housing and Health Standards, which states that "all windows shall be maintained in good repair, free of cracks and weatherproof".
- c. Garbage was observed in the front of the building and broken glass, needles and garbage were observed in the parking lot at the back of 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”.

- d. The elbow was disconnected from the downspout at the front of the building and was not directing water away from the building. This is in contravention of Section 3(1)(a) of the Housing Regulation, which states that “an owner shall ensure that the housing premise are (iii) in good repair, and (iv) maintained in a waterproof, windproof and weatherproof condition”.
- e. Nosing was missing and/or lifting on the stairs in the stairwells throughout the building. 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”.

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 effectively treat the cockroach infestation. Maintain the services of said pest control professional until the building and all units are pest free. Provide this office with copies of pest control records.
 - b. Repair the sidelight windows at the north and south exterior doors so that they are in good repair, free of cracks and weatherproof. Remove the existing broken glass from the north sidelight window frame to prevent injury.
 - c. Remove garbage from the common areas and exterior of the building at a regular frequency to ensure the interior and exterior common areas are maintained in a clean and sanitary condition.
 - d. Reconnect the elbow to the downspout at the front of the building so that it is in good repair and directing water away from the building.
 - e. Replace the nosing on the stairs throughout the building where it is missing or lifting so that it is in good repair.
2. The work referred to in paragraph 1 shall be completed by October 30, 2025.

The above conditions were noted at the time of inspection and/or receipt of the report 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, September 16, 2025.

Confirmation of a verbal order issued to Ersel Lika on September 11, 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 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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Page 4 of 4

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