

**ORDER OF AN EXECUTIVE OFFICER  
UNFIT FOR HUMAN HABITATION  
ORDER TO VACATE**

**To:** Najma Kharadi  
"the Owner"

And

Siddik Ishak Kharadi  
"the Owner"

And

Condominium Corporation No 1622922  
C/O SIMCO Management (Edmonton) INC  
"the Owner"

**And To:** All Occupant(s) of the following Housing premises:

**RE:** Those housing premises located in Edmonton, Alberta and municipally described as:  
Unit 230 – 3315 James Mowatt Trail SW  
(Lot, Block 78, Plan 1622922)

**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:

Based on information received from the Alberta Law Enforcement Response Team Combined Forces Special Enforcement Unit (ALERT - CFSEU),

- a. the premises was being used to process suspected fentanyl, cocaine and heroin. It is likely that some of these substances were tracked and/or involuntarily dispersed into other parts of the premises and traces of the powder or residual remains.

**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, and the Nuisance and General Sanitation Regulation, Alberta Regulation 243/2003 exist in and about the above noted premises, namely:

- a. The premises was being used to process suspected fentanyl, cocaine and heroin. It is likely that some of these substances were tracked and/or involuntarily dispersed into other parts of the premises and traces of the powder or residual remains. This is in contravention of

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section 5(2) of the Housing Regulation 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”.

- b. The premises was being used to process suspected fentanyl, cocaine and heroin. It is likely that some of these substances were tracked and/or involuntarily dispersed into other parts of the premises and traces of the powder or residual remains. This is in contravention of section 2(1) of the Nuisance and General Sanitation Regulation which states that “No person shall create, commit, or maintain a nuisance.”

**AND WHEREAS**, by virtue of the foregoing, the above noted premises are hereby declared to be **Unfit for Human Habitation**.

NOW THEREFORE, I hereby **ORDER** and **DIRECT**:

1. That the occupants vacate the above noted premises on or before **immediately**.
2. 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 professional remediation company that specializes in hazardous materials remediation to clean the premises of suspected fentanyl, cocaine, heroin and residuals. Cleaning of the premises must be completed in such a manner that protects the public and future occupants from fentanyl, cocaine and heroin contamination during and after the cleanup.
  - b. Submit a remediation plan to an Executive Officer of Alberta Health Services for approval and acceptance before undertaking any clean-up at the premises. This remediation plan is to include but is not limited to:
    - A full assessment of the entire suite to determine the extent of contamination.
    - The scope of work necessary to remediate all parts of the building.
    - Determination of what contents need cleaning and what is to be disposed of.
    - Restrictions on what contents can be removed from the building, and/or determination of what contents can be removed from the building with proper cleaning and appropriate neutralization of contaminants.
  - c. Provide documentation of all work completed to an Executive Officer of Alberta Health Services.
3. That until such time as the work referred to above is completed to the satisfaction of an Executive Officer of Alberta Health Services; the above noted premises shall remain vacant and secure from unauthorized entry.

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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 1, 2024.

Confirmation of a verbal order issued to Najma Kharadi on March 1, 2024.

Confirmation of a verbal order issued to Leah Stewart with SIMCO Management on March 1, 2024.

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](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>

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[www.albertahealthservices.ca/eph.asp](http://www.albertahealthservices.ca/eph.asp)