

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

To: Parabelle Properties Northeast 2 Ltd.
"the Owner"

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

RE: Those housing premises located in Edmonton, Alberta and municipally described as:
4564 127 Avenue 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, in contravention of the Public Health Act and the Nuisance and General Sanitation Regulation, Alberta Regulation 243/2003 namely:

- a. The premises is not supplied with gas utility service.
- b. The premises was observed to be in a state of severe squalor, with indicators of unsanitary and hazardous living conditions, this includes:
 - a. Extensive accumulation of garbage and refuse inside the premises.
 - b. Rotting food and food waste/debris throughout the premises, especially in the kitchen.
 - c. Odours consistent with urine, feces, and/or mold/rot.
 - d. Presence of fecal matter on floors and surfaces.
 - e. Accumulation of flies.
 - f. Dirty, cluttered, and obstructed hallways and living areas posing fire and egress hazards.
 - g. Evidence of hoarding, namely the excessive accumulation of items.

AND WHEREAS such inspection disclosed that the following breaches of 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 premises is not supplied with gas utility service. This is in contravention of Section 8(d) of the Minimum Housing and Health Standards, which states that "Every owner of a housing premises shall 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 premises was observed to be in a state of severe squalor, with indicators of unsanitary and hazardous living conditions. This includes extensive accumulation of garbage and refuse inside the premises; rotting food and food waste/debris throughout the premises,

especially in the kitchen; odours consistent with urine, feces, and/or mold/rot; presence of fecal matter on floors and surfaces; accumulation of flies; dirty, cluttered, and obstructed hallways and living areas posing fire and egress hazards; and evidence of hoarding, namely the excessive accumulation of items. This is in contravention of Section 5(2) of the Housing Regulation (Alberta Regulation 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”.

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 Owner(s) takes all steps necessary to ensure all Occupants vacate the above noted premises on or before October 7, 2025.
2. That the Owner(s) immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Ensure that the premises is supplied with gas utility service.
 - b. Remove accumulated garbage and refuse from the premises. Ensure the premises is thoroughly cleaned, disinfected, and remediated to eliminate all unsanitary and hazardous conditions. Hire a professional pest control company if necessary to remove pests.
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.

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, October 7, 2025

Confirmation of a verbal order issued to Nicole Powell on October 7, 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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<https://www.ahs.ca/eph>