

ORDER OF AN EXECUTIVE OFFICER

To: 2611108 Alberta Inc. Bryon Wellmann Trevor Macdonald
"the Owner" "the Owner" "the Owner"

RE: Those housing premises located in Edmonton, Alberta and municipally described as:
9142 Jasper Avenue NW T5H 3S9

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. All common hallways throughout the building are missing finished flooring, leaving the walking surfaces incomplete.
- b. The lower-level laundry room showed signs of occupancy, including the presence of personal belongings and bedding.
- c. Multiple common area windows throughout building noted cracked/broken.

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. All common hallways throughout the building are missing finished flooring, leaving the walking surfaces incomplete. 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."
- b. The lower-level laundry room showed signs of occupancy, including the presence of personal belongings and bedding. 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."
- c. Multiple common area windows throughout building noted cracked/broken. This is in contravention of section 2(b)(i) of the Minimum Housing and Health Standards, which states that "All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof."

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. Install and maintain appropriate flooring materials in all common hallways to provide a safe, durable, and cleanable walking surface.

- b. Repair or replace all cracked/broken common area windows and any damaged or missing window screens. Ensure all windows are, weather-proof, functional, and secure, and that all screens are maintained in good repair.
- c. Remove all personal belongings, bedding, and any other items associated with occupancy from the lower-level laundry room immediately. Ensure all common areas are maintained free of stored materials and are not used for living or sleeping purposes. Secure all common areas to prevent unauthorized access and occupancy.

2. The work referred to in paragraph 1 as a., b. shall be completed by August 24, 2026.

3. The work referred to in paragraph 1 as c. shall be completed by July 31, 2026.

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, July 24, 2026

Executive Officer
Alberta Health Services

If you have any questions regarding the order, contact Environmental Public Health at 1-833-476-4743 or
<https://www.albertahealthservices.ca/eph/eph.aspx>

You have the right to appeal

A person who is directly affected by a 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.

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>

Copy: City of Edmonton

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<https://www.ahs.ca/eph>