

**ORDER OF AN EXECUTIVE OFFICER
CLOSED FOR TENANT ACCOMMODATION PURPOSES
ORDER TO VACATE**

To: Trevor Macdonald
“the Owners”

2611108 Alberta Inc.
“the Owners”

Byron Wellmann
“the Owners”

Dione Macdonald
“the Owners”

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

RE: Those housing premises located in Edmonton, Alberta and municipally described as:
9142 Jasper Avenue NW – Suite 107, Edmonton, AB, 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. There is a severe cockroach infestation in the suite. During the March 24, 2026 inspection, dozens of live cockroaches at all life stages were observed in the kitchen cupboards.
- b. There is no smoke alarm installed in the suite.
- c. There is permanent security bars installed on the egress window.

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. There is a severe cockroach infestation in the suite. During the March 24, 2026 inspection, dozens of live cockroaches at various life stages were observed in the kitchen cupboards. This is in contravention of section 16(a) 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.
- b. There is no smoke alarm installed in the suite. This is in contravention of section 12 of the Minimum Housing and Health Standards which states that smoke alarms within dwellings shall be installed between each sleeping area and the remainder of the suite

- and, where hallways serve the sleeping areas; the smoke alarms shall be installed within the hallway.
- c. There is permanent security bars installed on the egress window. This is in contravention of section 3(b)(iii) of the Minimum Housing and Health Standards which states that emergency egress windows with security bars shall be installed so they may be opened from the inside without the use of any tools or special knowledge.
 - d. The standing shower stall is not enclosed with walls. This is in contravention of section 7 of the Minimum Housing and Health Standards which states that every housing premises shall be provided with plumbing fixtures of an approved type consisting of at least a flush toilet, a wash basin, and a bathtub or shower.
 - e. The toilet does not have a toilet seat. This is in contravention of section 7 of the Minimum Housing and Health Standards which states that every housing premises shall be provided with plumbing fixtures of an approved type consisting of at least a flush toilet, a wash basin, and a bathtub or shower.
 - f. The washroom ventilation fan is exposed and not properly built into the ceiling cavity. This is in contravention of section 5(a) of the Minimum Housing and Health Standards which state that rooms containing a flush toilet and/or a bathtub or shower shall have walls and floors that are smooth, non-absorbent to moisture and easy to clean. All walls shall form a watertight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower.
 - g. There is exposed ceiling-wall ducting and plumbing lines along the walls in the washroom. This is contravention of section 5(a) of the Minimum Housing and Health Standards which state that rooms containing a flush toilet and/or a bathtub or shower shall have walls and floors that are smooth, non-absorbent to moisture and easy to clean. All walls shall form a watertight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower.

AND WHEREAS, by virtue of the foregoing, the above noted premises are hereby declared to be **Closed for Tenant Accommodation Purposes**.

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

1. That the occupants vacate the above noted premises on or before April 15, 2026.
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 licensed pest control company to rid the premises of the cockroach infestation. Provide records of service to the Environmental Public Health office.
 - b. Install a functioning smoke alarm in the suite.
 - c. Remove the security bars from the egress window or modify them such that they can be removed without any tools or special knowledge.
 - d. Install proper waterproof walls around the shower stall.
 - e. Install a seat on the toilet.
 - f. Repair or modify the walls and ceiling in the washroom such that they are smooth, non-absorbent to moisture, easy to clean, and form watertight joints with the floor.

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 closed for tenant accommodation purposes.

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 31, 2026.

Confirmation of a verbal order issued to Trevor Macdonald on March 31, 2026.

Executive Officer
Environmental Health Officer

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>

Edmonton • Environmental Public Health

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