

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

To: **Atif Hassan Khan**
“the Owner”

And

Fort Management Ltd
“the Property Management Company”

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

RE: Those housing premises located in **Fort McMurray, Alberta** and municipally described as:
Unit 2408 - 200 Lougheed Drive, Fort McMurray, Alberta, T9K 2W3

WHEREAS I, an **Executive Officer of Alberta Health Services**, have received a report about the above noted apartment unit pursuant to the provisions of the **Public Health Act, RSA 2000, c. P-37**, as amended;

AND WHEREAS such the report disclosed that the following conditions exist in and about the above noted apartment unit 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 Royal Canadian Mounted Police (RCMP) and Fort McMurray Alberta Law Enforcement Response Teams – Combined Forces Special Enforcement Unit (ALERT – CFSEU),

- a. The apartment unit was contaminated with cocaine, methamphetamine, and the presence of a powder identified in presumptive testing as fentanyl. Multiple surfaces within the apartment unit were visibly contaminated with powder suspected to be fentanyl or cocaine. Evidence indicated that processing of fentanyl and cocaine was occurring within the apartment unit.

AND WHEREAS such the report disclosed that the following breaches of the Public Health Act, RSA 2000, c. P-37, 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 apartment unit, namely:

- a. The apartment unit was contaminated with cocaine, methamphetamine, and the presence of a powder identified in presumptive testing as fentanyl. Multiple surfaces within the apartment unit were visibly contaminated with powder suspected to be fentanyl or cocaine. Evidence indicated that processing of fentanyl and cocaine was occurring within the

apartment unit. 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 section 2(1) of the *Nuisance and General Sanitation Regulation Alberta Regulation 243/2003* which states that “No person shall create, commit, or maintain a nuisance.”

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

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

1. That the apartment unit remains unoccupied.
2. That the Owner(s) immediately undertake and diligently pursue the completion of the following work in and about the above noted apartment unit, namely:
 - a. Hire the services of a professional remediation company that specializes in hazardous materials remediation to clean the apartment unit of cocaine, methamphetamine, the presumptive fentanyl powder, and residuals. Cleaning of the apartment unit must be completed in such a manner that protects the public and future occupants from fentanyl, cocaine, and methamphetamine 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 apartment unit.

This remediation plan is to include but is not limited to:

- A full assessment of the entire apartment unit to determine the extent of contamination.
- The scope of work necessary to remediate all parts of the apartment unit.
- 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 apartment unit shall remain vacant and secure from unauthorized entry.

The above conditions were noted at the time of 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, RSA 2000, c. P-37 and regulations, or to prevent a public health nuisance.

DATED at Fort McMurray Alberta, February 3, 2026

Confirmation of a verbal order issued to Atif Hassan Khan and Fort Management Ltd on February 3, 2026.

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>

Copy Royal Canadian Mounted Police and Alberta Law Enforcement Response Teams – Combined Forces Special Enforcement Unit (ALERT – CFSEU), and Fort Management Ltd.

Order of an Executive Officer – Unfit for Human Habitation - Order to Vacate

RE: The premises located in Fort McMurray, Alberta and municipally described as: Unit 2408-200 Lougheed Drive Fort McMurray
T9K2W3

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Fort McMurray • Thickwood Medical Plaza • Environmental Public Health

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