

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

**To:** Zeus Properties GP INC. Hanife Masoomi Francisco Guerrero  
"the Owner" "the Owner" "the Owner"

Jiggs Peterson Negapatan Rogers Otikor  
"the Owner" "the Owner"

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

**RE:** Those housing premises located in Edmonton, Alberta and municipally described as:

101 – 12030 82 St NW Edmonton, AB T5B 2W6

**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. The front door to the unit was open and unsecured at the time of inspection. The area of the door surrounding the lock was broken. It did not appear the door was capable of being secured.
- b. The heating system for the unit was not in operation at the time of inspection. The temperature along the walls within the unit measured between 7– 8 degrees Celsius. A number of the pipes for the baseboard heating system appeared to have been removed (including those located below the window in the kitchen).
- c. There were no working smoke alarms present within the unit.
- d. There was no power being supplied to the unit at the time of inspection.
- e. There were cockroaches present within the unit. A large adult cockroach was observed within the kitchen.
- f. There was drug paraphernalia present along the floor within the unit.
- g. Sanitation within the unit was very poor.

**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. The front door to the unit was open and unsecured at the time of inspection. The area of the door surrounding the lock was broken. It did not appear the door was capable of being secured. This is in contravention of Section 3(a) of the Minimum Housing and

Health Standards which states that “Exterior windows and doors shall be capable of being secured.”

- b. The heating system for the unit was not in operation at the time of inspection. The temperature along the walls within the unit measured between 7– 8 degrees Celsius. A number of the pipes for the baseboard heating system appeared to have been removed (including those located below the window in the kitchen). This is in contravention of Section 8(a) of the Minimum Housing and Health Standards, which states that “All heating facilities within a housing premises are to be properly installed and maintained in good working condition, and be capable of safely and adequately heating all habitable rooms, bathrooms, and toilet rooms within the building to a temperature of ; (i) at least 22°C(71°F), or (i) maintained at a temperature of at least 22°C(71°F) when the control of the supplied heat in a dwelling is the responsibility of a person other than the occupant.”
- c. There were no working smoke alarms present within the unit. 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. (a) Smoke alarms shall be operational and in good repair at all times.”
- d. There was no power being supplied to the unit at the time of inspection. This is in contravention of Section 11 of the Minimum Housing and Health Standards, which states that “Every housing premises shall be supplied with electrical service. Outlets, switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition.”
- e. There were cockroaches present within the unit. A large adult cockroach was observed within the kitchen. 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.”
- f. There was drug paraphernalia present along the floor within the unit. This is in contravention of Section 5(2) of the Alberta Housing Regulation (AR 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.”
- g. The kitchen cupboards were in disrepair. This is in contravention of Section 14(a)(ii) of the Minimum Housing and Health Standards, which states that “(a) Every housing premises shall be provided with a food preparation area, which includes:...(ii) cupboards or other facilities suitable for the storage of food;”
- h. Sanitation within the unit was very poor. This is in contravention of Section 5(2) of the Alberta Housing Regulation (AR 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 **Closed for Tenant Accommodation Purposes**.

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

1. That the occupants vacate the above noted premises on or before January 7, 2025.

2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
  - a. Secure the unit from unauthorized entry.
  - b. Repair the front door and locking system to ensure the unit is capable of being secured.
  - c. Repair the heating system (and any related systems) to ensure the internal temperature of the unit can be maintained at a minimum of 22°C.
  - d. Install a properly operating smoke alarm within the unit.
  - e. Restore power to the unit.
  - f. Hire the services of a licensed pest control professional to treat the cockroach infestation within the unit/building. Provide copies of any reports generated by the licensed pest control professional to Alberta Health Services (AHS) Environmental Public Health (EPH).
  - g. Remove the drug paraphernalia from the unit.
  - h. Repair/replace the kitchen cupboards.
  - i. Clean the unit to facilitate successful pest control treatment.
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, January 13, 2025.

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](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>

Copy: City of Edmonton

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Edmonton • Seventh Street Plaza • Environmental Public Health

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