EDMONTON
COMMUNITY STANDARDS AND LICENCE APPEAL COMMITTEE

Citation: v Community Standards and Neighbourhoods (City of Edmonton), 2026 ABECSLAC 10032

Date:	September 24, 2026
Order Number:	664588222-001
CSLAC File Number:	CSLAC-26-032

Between:

and

The City of Edmonton, Community Standards and Neighbourhoods

Committee Members

Kathy Cherniawsky, Chair
Skye Vermeulen
Steven Diachuk

DECISION

[1] On September 15, 2026, the Community Standards and Licence Appeal Committee (the "Committee") heard a request for review of an Order that was filed on August 10, 2026. The request for review concerned the decision of Community Standards and Neighbourhoods to issue an Order pursuant to Section 545(1) of *Municipal Government Act*, RSA 2000, c M-26 (the "*Municipal Government Act*"). The Order was dated July 29, 2026 and was mailed on July 30, 2026 and required the following action:

> **YOU ARE THEREFORE ORDERED TO:**
>
> Remove cardboard, fabrics, mattress / box spring, furniture including chairs and couch, cabinet, dresser, shelf, plastics, metals, doors, appliances including stove and fridge, renovation materials, and other loose litter and debris from the entire property.

YOU MUST COMPLY WITH THIS ORDER BEFORE: August 23, 2026

[2] The subject property is located at 9718 - 72 AVENUE NW, Edmonton.

[3] The hearing on September 15, 2026 was held through a combination of written submissions and video conference. The following documents were received prior to the hearing and form part of the record:

- Copy of the Order issued pursuant to the *Municipal Government Act*;
- The Applicant's written request for review; and
- The Respondent's written submission, including a series of photographs.

Preliminary Matters

[4] Following the Community Standards and Licence Appeal Committee, Procedures and Guidelines Manual, the Committee waited 15 minutes beyond the scheduled time of the hearing (2:30 p.m) to allow additional time for the Applicant to join the hearing.

[5] Based on the written submissions before it, the Committee finds:

1) The Order was dated July 29, 2026 and mailed to the recipient on July 30, 2026.

2) The Applicant's written request for review was received by the Committee by e-mail on August 10, 2026.

[6] Therefore, the Committee concluded the request for review had been received on time, in accordance with the 14 day appeal window set out in Section 547(1)(a) of the *Municipal Government Act* RSA 2000, c M-26 (the "*MGA*").

Summary of Hearing

[7] Neither party attended the hearing, so the Committee proceeded based on their written submissions.

Decision

[8] The Order is **CONFIRMED**.

Reasons for Decision

[9] The Order under review was issued by the City of Edmonton's Community Standards Branch per section 545(1) of the *Municipal Government Act* (the "*MGA*"), which provides that if a designated officer finds that a person is contravening the *MGA*, any other enactment that the municipality is authorized to enforce, or a bylaw, then the

designated officer may, by written order, require the person responsible for the contravention to remedy it if the circumstances so require.

[10] Per section 547(2) of the *MGA* and the City Bylaws, the Committee is authorized to consider requests to review any order issued under the authority of section 545 of the *MGA*; and, after considering the submissions from all parties, the Committee has the authority to confirm, vary, substitute or cancel it.

[11] The Order was addressed to a numbered corporation at three addresses as follows:

> 2250184 ALBERTA LTD. 9620 - 27 AVENUE NW EDMONTON, AB T6N1B2
>
> 2250184 ALBERTA LTD. 2, 9620 - 27 AVENUE EDMONTON, ALBERTA T6N 1B2
>
> 2250184 ALBERTA LTD. 3, 9620 - 27 AVENUE NW EDMONTON, ALBERTA T6N1B2

[12] The Order asserts that the recipient is in contravention of section 6(1) of the *Community Standards Bylaw 14600* (which prohibits a person from causing or permitting nuisance on land conditions).

[13] The Order was based on observations made during an inspection of the property on July 28, 2026.

[14] On August 10, 2026, the Committee received an e-mail from the Applicant requesting a review of the Order. The request stated:

> *Hello ,*
>
> *As per the order we have received in the email . We went through with all the issues in the property . We didn't find anything from our end Please we would like to request if you have any picture or any information related to this order . Please send us by email in this same email address we want to request for a REVIEW . This property is been vacant since June 2026 . No one lives here*
>
> *Please advise asap*
> *Thank you*

[15] On August 13, 2026, the Committee administration e-mailed the Applicant at the provided address asking the author to provide proof of agency for the corporate recipient of the Order:

> *Hello,*
>
> *In reviewing our files, we have noted that you have filed a request for review of an order for 9718 - 72 Avenue NW. The order was issued to 2550184 Alberta Ltd..*
>
> *As requests for review of Municipal Government Act section 545 orders may only be filed by the person who receives the order, can you please provide us with confirmation that 2250184 Alberta Ltd. has authorized you to request a review of the order or that you are the owner/operator of this company.*

[16] No reply was received to the Committee's request for proof of corporate authorization.

[17] No other submissions were sent to the Committee.

[18] Accordingly, the Committee finds there is no evidence presented that the author of the request for review (the Applicant) was a validly authorized agent for the corporate recipient of the Order.

[19] For this reason alone, the Committee concluded there is an inadequate basis to proceed with the request to review the Order.

[20] However, for greater clarity, the Committee also notes that even if it had determined that the Applicant was a validly authorized agent for the corporate recipient, the practical result would not have changed.

[21] This is because the decision of the Committee in accordance with section 547(2) of the *MGA* would have been to confirm the Order. The submissions from the Respondent (in particular the photos taken on July 7, 2026 prior to the issuance of the July 8, 2026 Notice to Comply, as well as the photos taken on July 28, 2026 which formed the basis for the Order) show a substantial accumulation of appliances, furniture, mattresses or box springs, cabinets, doors, renovation materials, and loose litter and debris on the property. The quantity, variety and distribution of those items showed a serious disregard for general maintenance and upkeep and constituted a nuisance on land within the meaning of section 6 of the *Community Standards Bylaw* at the time the Order was issued.

[22] Nothing in the written materials persuaded the Committee that the Order was invalid at the time it was issued, nor of any reason to vary, substitute or invalidate the Order.

[23] For all of the above reasons, the request for review is denied and the Order is Confirmed.

Kathy Cherniawsky, Chair
Community Standards and Licence Appeal Committee

Important Information for the Appellant

1. A person affected by this decision may appeal to the Alberta Court of King's Bench under Section 548 of the *Municipal Government Act*, RSA 2000, c M-26 if the procedure required to be followed by this Act is not followed, or the decision is patently unreasonable.