

## **ORDER OF AN EXECUTIVE OFFICER**

**To:** Brandon Ferridge  
"the Owner"

**RE:** Those housing premises located in Picture Butte, Alberta and municipally described as:  
Unit B, 514 Centennial Avenue.

**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. Screws were protruding through the closet door located at the front entry.
- b. No smoke detectors were located on the main floor or in the upstairs sleeping area.
- c. There was a hole in the ceiling in the front room.
- d. There was a hole in the wall on the main floor.
- e. There was evidence of water damage on the ceiling and baseboards in the main floor bathroom.
- f. The door leading to the basement was not properly attached.
- g. There was an open electrical junction box in the basement ceiling.
- h. An electrical outlet plate cover was missing in the north bedroom.
- i. There was no screen on the openable window in the north bedroom.
- j. The sliding glass patio door did not open or close in the south bedroom.
- k. The cover on the baseboard heating system was missing in the south bedroom.

**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. Items (a), (f), and (k) are in contravention of section 5(2) of the Housing Regulation that states that: "No person shall cause or permit any condition in housing premises that is or might become injurious or dangers to the public health, including any condition that may hinder in any way the prevention or suppression of disease.
- b. Items (G) and (h) are in contravention of section IV(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.
- c. Item (b) which is in contravention of section IV(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.
- d. Items (c), (d) and (e) are in contravention of section III (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.

- e. Item (i) is in contravention of section III (2)(b)(iii) which states that: "During the portion of the year when there is a need for protection against flies and other flying insects, every window or other device intended for ventilation shall be supplied with effective screens".
- f. Item (j) is in contravention of section III (2)(b)(i) 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. Repair/replace/refinish all walls and ceilings that are cracked and damaged so that they are easy to clean. Ensure the source of water damage in the washroom is addressed.
  - b. Install functional smoke detectors on the main and upper levels of the home and ensure they are always operating and in good repair.
  - c. Install a cover on the baseboard heater in the south bedroom.
  - d. Install a screen on the openable window in the north bedroom.
  - e. Install an electrical plate cover on the outlet in the north bedroom and for the junction box located in the ceiling in the basement.
  - f. Repair the sliding glass door in the bedroom so it properly opens and closes.
  - g. Repair the front entry closet door so the screws are no longer protruding.
  - h. Repair the door to the basement so it is in good repair and properly hung.
2. The work referred to in paragraph 1 shall be completed by June 23, 2023.

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 Lethbridge, Alberta, July 15, 2023.

Confirmation of a verbal order issued to Brandon Ferridge on June 15, 2023.

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](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>

Template revised October 13, 2022

---

Lethbridge • Lethbridge Community Health • South Zone

801 1st Avenue South, Lethbridge, Alberta, Canada T1J 4L5

[www.albertahealthservices.ca/eph.asp](http://www.albertahealthservices.ca/eph.asp)