

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

To: Cody Glen Jacobson
"the Owner"

Lloyd Jacobson
"the Owner"

And To: All Occupant(s) of the following Housing premises: 2-Storey Structure – 1995 Centre Street SE

RE: Those housing premises located in High River, Alberta and municipally described as: 2-Storey Structure – 1995 Centre Street SE, High River, Alberta, T0L 0A0 (a.k.a 1995 Railway Street SE, a.k.a. 4;29;18;35;NE)

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, in contravention of the Public Health Act and the Nuisance and General Sanitation Regulation, Alberta Regulation 243/2003 namely:

- a. The dwelling does not have a continuous supply of utilities (heat, power, water).
- b. The dwelling is not supplied with potable water.
- c. The dwelling is not connected to a sewage or plumbing system.
- d. The shared kitchen space is in a separate building and requires access by going outside of the dwelling.
- e. The shared washroom space is in a separate building and requires access by going outside of the dwelling.
- f. The dwelling does not have a toilet or hand sink.
- g. There are no stairs installed by the front door to the dwelling.
- h. There are no guardrails installed around the front door balcony.

AND WHEREAS such inspection disclosed that the following breaches of 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 dwelling does not have a continuous supply of utilities (heat, power, water). This is in contravention of section 8(d) of the *Minimum Housing and Health Standards* which states that "Every owner must ensure a continuous supply of electricity, water and heat unless the

rental agreement stipulates that such utility services are the sole responsibility of the occupant.”

- b. The dwelling is not supplied with potable water. This is in contravention of section 9 of the *Minimum Housing and Health Standards* which states that “Every building used in whole or in part, as housing premises shall be supplied with a potable water supply of sufficient volume, pressure and temperature to serve the needs of the inhabitants.”
- c. The dwelling is not connected to a sewage or plumbing system. This is in contravention of section 6(a) of the *Minimum Housing and Health Standards* which states that “Every housing premises shall be connected to the public sewage system, or to an approved private sewage disposal system. (a) The plumbing system and the sanitary drainage system or private sewage disposal system, as the case may be, including drains, fixtures, traps, vents, stacks, waste disposal facilities, pumpout sewage holding tanks, septic tanks and the disposal system shall be maintained in a proper operating condition.”
- d. The shared kitchen space is in a separate building and requires access by going outside of the dwelling. This is in contravention of section 14(b)(ii) of the *Minimum Housing and Health Standards* which states that “Occupants of a housing premises with more than one dwelling may share food preparation facilities provided that: (ii) the occupants have access to the common kitchen room from a public corridor without going outside the building,”
- e. The shared washroom space is in a separate building and requires access by going outside of the dwelling. This is in contravention of section 7(d)(i) of the *Minimum Housing and Health Standards* which states that “Occupants of a housing premises with more than one dwelling unit may share a flush toilet, wash basin and bathtub or shower provided that: (i) the occupants have access to the washroom facility without going through another dwelling or outside of the building.”
- f. The dwelling does not have a toilet or hand sink. This is 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.”
- g. There are no stairs installed by the front door to the dwelling. This is contravention of section 3(c)(i) of the *Minimum Housing and Health Standards* which states that “...Outside stairs...shall be maintained in good repair and shall comply with the requirements of the Alberta Building Code or a Professional Engineer design.”
- h. There are no guardrails installed around the front door balcony. This is contravention of section 3(c)(i) of the *Minimum Housing and Health Standards* which states that “Inside or outside...porches including all treads, risers, supporting structural members, handrails, guards and balconies, shall be maintained in good repair and shall comply with the requirements of the Alberta Building Code or a Professional Engineer design.”

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

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

1. That the Owner(s) takes all steps necessary to ensure all Occupants vacate the above noted premises on or before January 20th, 2026.
2. That the Owner(s) immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:

- a. Immediately cease allowing the use of the dwelling for sleeping and/or living.
3. That until such time as the premises can be shown to meet all requirements of the *Housing Regulation* and any applicable safety codes, it shall remain vacant and secure from unauthorized entry.

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 High River, Alberta, January 15th, 2026.

Confirmation of a verbal order issued to Lloyd Jacobson on January 13th, 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>

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