

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

To: Milan (Mike) Kulas
"the Owner"

And To: All Occupant(s) of the following Housing premises: 214 Main Street

RE: Those housing premises located in Champion, Alberta and municipally described as:
214 Main Street, T0L 0R0

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 Nuisance and General Sanitation Regulation, Alberta Regulation 243/2003 namely:

- a. A cement wall in the basement had collapsed.
- b. The floor by the sliding patio doors and the west side of the kitchen were not level.
- c. The gas was turned off due to a suspected gas leak. There was no hot water available.
- d. The gas was turned off due to a suspected gas leak. The gas furnace was not operational.
- e. The bathroom mechanical ventilation was not working properly, and the window was obstructed by an AC unit.
- f. The sliding patio doors did not have locks.
- g. The back door lock did not work.
- h. There was no handrail for the stairs leading to the basement.
- i. The dryer vent leading to the exterior of the house did not have an exterior cover.
- j. The back panels for several kitchen cupboards were cracked and damaged.
- k. The shelf under the kitchen sink was damaged.
- l. The caulking around the bathtub was cracked.
- m. The wall and ceiling above the bathroom sink had water damage and paint was peeling in these areas.
- n. Several floorboards around the house were worn out or damaged.
- o. There was an electrical outlet near the basement door that did not have a cover.
- p. There was an electrical outlet on the exterior of the home by the back basement door that had exposed wires.
- q. There was a gap around the exterior light fixture above the sliding patio doors.
- r. The insect screen by the sliding patio doors had holes.
- s. There were visible gaps around the back door near the basement.
- t. The siding around the back exterior door was damaged and was not attached to the exterior wall.

- u. There were gaps in the sealant used to attach the siding by the sliding patio doors to the exterior wall.
- v. There was a large gap in the siding and exterior wall around the garden faucet.

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. A cement wall in the basement had collapsed. This is in contravention of section 1(b) of the *Minimum Housing and Health Standards* which states that “basements, cellars or crawl spaces shall be structurally sound, maintained in good repair and free from water infiltration and accumulation.”
- b. The floor by the sliding patio doors and the west side of the kitchen were not level. This is in contravention of section 1(a) of the *Minimum Housing and Health Standards* which states that “the housing premises must be structurally sound.”
- c. The gas was turned off due to a suspected gas leak. There was no hot water available. 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 must be supplied with a potable water supply of sufficient volume, pressure and temperature to serve the needs of the inhabitants. All hot running water shall be maintained at a temperature of not less than 46 degrees C (1140F), and not more than 60 degrees C (1400F) measured at the plumbing fixture.”
- d. The gas was turned off due to a suspected gas leak. The gas furnace was not operational. 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.”
- e. The bathroom mechanical ventilation was not working properly, and the window was obstructed by an AC unit. This is in contravention of section 7(c) of the *Minimum Housing and Health Standards* which states that “all rooms containing a flush toilet and/or bathtub or shower shall be provided with natural or mechanical ventilation.”
- f. The sliding patio doors did not have locks. 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.”
- g. The back door lock did not work. 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.”
- h. There was no handrail for the stairs leading to the basement. This is in contravention of section 3(c)(i) of the *Minimum Housing and Health Standards* which states that “inside or outside stairs or 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.”
- i. The dryer vent leading to the exterior of the house did not have an exterior cover. This is in contravention of section 2(1) of the *Nuisance and General Sanitation Regulation* which states that “no person shall create, commit, or maintain a nuisance.”
- j. The back panels for several kitchen cupboards were cracked and damaged. This is in contravention of section 14(a)(ii) of the *Minimum Housing and Health Standards* which states that “Every housing premises shall be provided with a food preparation area, which includes: cupboards or other facilities suitable for the storage of food.”

- k. The shelf under the kitchen sink was damaged. This is in contravention of section 14(a)(ii) of the *Minimum Housing and Health Standards* which states that “every housing premises shall be provided with a food preparation area, which includes: cupboards or other facilities suitable for the storage of food.”
- l. The caulking around the bathtub was cracked. This is in contravention of section 5(a) of the *Minimum Housing and Health Standards* which states that “rooms containing a flush toilet and/or a bathtub or shower shall have walls and floors that are smooth, non-absorbent to moisture and easy to clean. All walls shall form a watertight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower.”
- m. The wall and ceiling above the bathroom sink had water damage and paint was peeling in these areas. This is in contravention of section 5(a) of the *Minimum Housing and Health Standards* which states that “rooms containing a flush toilet and/or a bathtub or shower shall have walls and floors that are smooth, non-absorbent to moisture and easy to clean. All walls shall form a watertight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower.”
- n. Several floorboards around the house were worn out or damaged. This is in contravention of section 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.”
- o. There was an electrical outlet near the basement door that did not have a cover. 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.”
- p. There was an electrical outlet on the exterior of the home by the back basement door that had exposed wires. 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.”
- q. There was a gap around the exterior light fixture above the sliding patio doors. 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.”
- r. The insect screen by the sliding patio doors had holes. This is in contravention of section 2(b)(iii) of the *Minimum Housing and Health Standards* 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.”
- s. There were visible gaps around the back door near the basement. This is in contravention of section 2(b)(i) of the *Minimum Housing and Health Standards* which states that “all windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof.”
- t. The siding around the back exterior door was damaged and was not attached to the exterior wall. This is in contravention of section 2(a) of the *Minimum Housing and Health Standards* which states that “the roof and exterior cladding of walls shall be maintained in a waterproof, windproof and weatherproof condition.”

- u. There were gaps in the sealant used to attach the siding by the sliding patio doors to the exterior wall. This is in contravention of section 2(a) of the *Minimum Housing and Health Standards* which states that “the roof and exterior cladding of walls shall be maintained in a waterproof, windproof and weatherproof condition.”
- v. There was a large gap in the siding and exterior wall around the garden faucet. This is in contravention of section 2(a) of the *Minimum Housing and Health Standards* which states that “the roof and exterior cladding of walls shall be maintained in a waterproof, windproof and weatherproof condition.”

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 August 22, 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. Have the foundation of the house assessed by a professional structural engineer or Safety Codes Officer. Provide written proof of assessment.
 - b. Have the gas leak assessed by a professional plumber. Turn hot water back on once risk of gas leak has been mitigated and repair furnace.
 - c. Repair the mechanical ventilation in the bathroom or remove AC and ensure the window is openable for ventilation.
 - d. Install locking mechanisms on the sliding patio doors and the back door.
 - e. Install a handrail for the basement staircase.
 - f. Install an exterior cover for the dryer vent.
 - g. Replace damaged cupboard panels and the shelf under the kitchen sink.
 - h. Recaulk around the bathtub.
 - i. Assess the wall and ceiling around the bathtub for any potential water infiltration. Remove the source of water infiltration and remediate the area.
 - j. Replace any worn out or damaged floorboards around the house.
 - k. Install a cover over the electrical outlet near the basement door.
 - l. Reinstall exterior outlet and ensure there are no exposed wires.
 - m. Re-install light fixture above the sliding door to remove the gap.
 - n. Replace the sliding insect screen door.
 - o. Install weatherstripping around the back door by the basement.
 - p. Repair exterior cladding around the house to ensure that there are no gaps and that it is weatherproofed.
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 High River, Alberta, August 14, 2025.
Confirmation of a verbal order issued to Mike Kulas on August 13th, 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
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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10101 Southport Road and Calgary, Alberta, Canada T2E 3N2

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