

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

To: Pat Devlin
"the Owner"

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

RE: Those housing premises located in Lomond, Alberta and municipally described as:
215 Centre Street

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. Walls throughout the home had missing or damaged drywall with some material showing evidence of rot or deterioration.
- b. There was no finished flooring in the living room and the subflooring was exposed.
- c. The flooring in the remainder of the home with finished flooring was in disrepair.
- d. The trim around the doors and the baseboards were missing or damaged.
- e. There were several electrical outlet covers that were missing or damaged.
- f. There was a light bulb observed hanging from a wire in the dining area.
- g. The living room refrigerator was not operational. There was rotting food and a build-up of grime observed inside the refrigerator.
- h. The subflooring was saturated with urine and the home had a strong ammonia odour.
- i. An excessive number of flies observed throughout the home.
- j. The front stairs were installed on cinderblocks.
- k. There were no handrails or guardrails installed for the front and back steps.
- l. One of the stairs by the back door was broken.
- m. The front door was not able to be properly locked.
- n. The common areas, including the kitchen, washroom, and living room, were not maintained in a sanitary condition. There was a build-up of grime on the floors, walls, and ceiling. There were a large number of cats and dogs in the common areas that were contributing to the unsanitary conditions.
- o. There were no smoke detectors installed in the home.
- p. There was a build-up of dust on the mechanical ventilation fan cover.
- q. The bathroom cabinet door was broken off the hinges.
- r. The weatherstripping around the front and back door were in disrepair.
- s. There were no insect screens installed for the windows throughout the home.

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. Walls throughout the home had missing or damaged drywall with some material showing evidence of rot or deterioration. 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.”
- b. There was no finished flooring in the living room and the subflooring was exposed. 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.”
- c. The flooring in the remainder of the home with finished flooring was in disrepair. 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.”
- d. The trim around the doors and the baseboards were missing 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.”
- e. There were several electrical outlet covers that were missing or damaged. This is in contravention of section 11 of the *Minimum Housing and Health Standards* which states that “outlets, switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition.”
- f. There was a light bulb observed hanging from a wire in the dining area. This is in contravention of section 11 of the *Minimum Housing and Health Standards* which states that “outlets, switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition.”
- g. The living room refrigerator was not operational. There was rotting food and a build-up of grime observed inside the refrigerator. This is in contravention of section 14(a)(iv) of the *Minimum Housing and Health Standards* which states that “every housing premises shall be provided with a food preparation area, which includes: a refrigerator that are maintained in a safe and proper operating condition. The refrigerator shall be capable of maintaining a temperature of 4 degrees C.”
- h. The subflooring was saturated with urine and the home had a strong ammonia odour. This is in contravention of section 5(2) of the *Housing Regulation* 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.”
- i. An excessive number of flies observed throughout the home. This is in contravention of section 5(2) of the *Housing Regulation* 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.”

- j. The front stairs were installed on cinderblocks. 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.”
- k. There were no handrails or guardrails installed for the front and back steps. 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.”
- l. One of the stairs by the back door was broken. 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.”
- m. The front door was not able to be properly locked. 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.”
- n. The common areas, including the kitchen, washroom, and living room, were not maintained in a sanitary condition. There was a build-up of grime on the floors, walls, and ceiling. There were a large number of cats and dogs in the common areas that were contributing to the unsanitary conditions. This is in contravention of section 16 of the *Minimum Housing and Health Standards* which states that “the owner shall ensure that all rooms and other areas used in common by the occupants of the individual dwellings are maintained in a clean and sanitary condition.”
- o. There were no smoke detectors installed in the home. 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.”
- p. There was a build-up of dust on the mechanical ventilation fan cover. 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.”
- q. The bathroom cabinet door was broken off the hinges. This is in contravention of section 1(c) of the *Minimum Housing and Health Standards* which states that “building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.”
- r. The weatherstripping around the front and back door were in disrepair. 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.”
- s. There were no insect screens installed for the windows throughout the home. 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.”

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 October 1, 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. Replace damaged or rotted flooring, subflooring, and walls.
 - b. Install finished flooring throughout the home.
 - c. Replace missing or damaged electrical outlet covers.
 - d. Properly install light fixture in the dining room as per Alberta Safety Codes.
 - e. Replace, repair, or discard non-functional refrigerator in the living room.
 - f. Eliminate the fly infestation from the home.
 - g. Install handrails or guardrails for the front and back stairs and reinstall the front steps as per Alberta Building Code.
 - h. Replace the broken step by the back door.
 - i. Repair or replace front door lock.
 - j. Deep clean all common areas.
 - k. Install smoke detectors throughout the home.
 - l. Clean fan cover in the bathroom and ensure the fan is operating properly.
 - m. Reinstall or replace damaged or broken bathroom cabinet doors.
 - n. Install weatherstripping around the front and back door.
 - o. Install insect screens for all openable windows throughout the home.
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, September 8, 2025.

Confirmation of a verbal order issued to Pat Devlin on September 5, 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>