

## ORDER OF AN EXECUTIVE OFFICER

**To:** Joel Steinberg  
"the Owner"

Faye Steinberg  
"the Owner"

**RE:** Those housing premises located in Rockyford, Alberta and municipally described as:  
219 Main Street – Unit 5  
Rockyford, Alberta

**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. There is an exposed electrical wire in the basement.
- b. The floors and walls are unfinished in the basement bedroom.
- c. There is a hole in the wall behind the stove.
- d. The front panel of kitchen cabinet is missing, exposing the kitchen sinks.
- e. The exterior ventilation exhaust is missing an appropriate cover.
- f. There are gaps along the weather stripping at the entrance door.
- g. There is a hole in the ceiling in the washroom.
- h. There are wall, floor and window trim missing in several areas throughout the home.
- i. The floor and trim surrounding the tub and toilet are water damaged.
- j. The egress window in the basement bedroom does not meet egress requirements. The openable area measured approximately 14 ¼ inches x 23 ½ inches.
- k. The basement bedroom has no active heating supply.
- l. The south facing window near the entrance is cracked.

**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. There is an exposed electrical wire in the basement. 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."
- b. The floors and walls are unfinished in the basement bedroom. 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. There is a hole in the wall behind the stove. 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 front panel of kitchen cabinet is missing, exposing the kitchen sinks. This is in contravention of Section 5(b) of the Minimum Housing and Health Standards which states that: "Rooms and sections of rooms that are used for food preparation and cooking shall have walls and floors constructed of materials which do not provide harbourage to dirt, grease, vermin and bacteria and that are easily kept clean."
- e. The exterior ventilation exhaust is missing an appropriate cover. 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 weatherproof, windproof and weatherproof condition."
- f. There are gaps along the weather stripping at the entrance door. 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."
- g. There is a hole in the ceiling in the washroom. 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."
- h. There are wall, floor and window trim missing in several areas throughout the home. 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."
- i. The floor and trim surrounding the tub and toilet are water 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. 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 and shower."
- j. The egress window in the basement bedroom does not meet egress requirements. The openable area measured approximately 14 ¼ inches x 23 ½ inches. This is in contravention of Section 3(b)(ii) of the Minimum Housing and Health Standards which states that: "Windows referred to in Section (3)(b)(i) shall provide unobstructed openings with areas not less than 0.35 m<sup>2</sup> (3.8ft<sup>2</sup>), with no dimension less than 380 mm (15")."
- k. The basement bedroom has no active heating supply. 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 withing the building to a temperature of at least 22 degrees Celsius (71 degrees Fahrenheit)."
- l. The south facing window near the entrance is cracked. This is in contravention of Section 2(a) 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."

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 all exposed electrical wiring.
  - b. Finish the floors, walls and trim in the basement bedroom.
  - c. Repair the hole in the wall behind the stove.
  - d. Repair the kitchen cabinet.
  - e. Install an appropriate exterior ventilation cover for the washroom.
  - f. Repair the weatherstripping around the entrance door.
  - g. Repair the hole in the ceiling in the washroom.
  - h. Install all missing floor, window and door trim.
  - i. Remove and replace all water damaged materials in the washroom.
  - j. Install a window that meets the egress requirements in the basement bedroom.
  - k. Install adequate heating in the basement bedroom.
  - l. Repair the south facing window near the entrance that is cracked.
2. The work referred to in paragraph 1 (a) – (h) shall be completed by March 16, 2026
3. The work referred to in paragraph 1 (i) shall be completed by March 31, 2026
4. The work referred to in paragraph 1 (j) - (l) shall be completed by April 30, 2026

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 Strathmore, Alberta, February 24, 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](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>

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