

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

**To:** 164203 Alberta Ltd.  
"the Owner"

Jim Ngoc-Nguyen  
"the Owner"

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

**RE:** Those housing premises located in Foothills County, Alberta and municipally described as:

24073 434 Avenue W  
Foothills County, 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. Mouse droppings were found throughout the house and dead mice were found in traps in the bottom cupboard in the kitchen.
- b. The upstairs east facing bedroom awning window egress opened to a dimension of approximately 22" x 12" or 1.8 square feet and was obstructed by a central opening mechanism.
- c. The upstairs west facing bedroom slider window egress measured approximately 23" x 12" or 1.9 square feet.
- d. There was a handrail missing from the staircase leading from the main floor to the basement inside the house.
- e. There was a handrail missing from the staircase at the exterior north entry door on the north end of the house.
- f. No functional smoke alarm was installed in the hallway between the three bedrooms upstairs.
- g. The mechanical ventilation fan in the main floor bathroom was not functional and was taped shut. The exterior window was stuck closed and not able to open.
- h. Some decking materials for the south facing deck from the main floor were missing or damaged due to rot and the west deck railing was loose and tilting over.
- i. A tread/step was loose on the exterior stairs leading to the upstairs south facing bedroom door.
- j. The temperature of the dwelling measured between 18.4C and 19.1C.
- k. There was water leak coming from the hot water tank.

- l. Some exterior siding was loose or missing from around the north entry door.
- m. There were unsealed gaps between the wood framing above the cement foundation at the north side of the house by the exterior stairs.
- n. There was a crack in the exterior of the foundation on the northwest corner of the house facing west.
- o. The closing mechanism for the west facing window in the upstairs south bedroom was not functional and the window could not be closed to be secured.
- p. There was an insect screen missing for the west facing window in the upstairs south bedroom.
- q. The UV water treatment system was displaying a E1 error code for “Low UV Level”.
- r. The cap for the wellhead was missing from the pit well.

**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. Mouse droppings were found throughout the house and dead mice were found in traps in the bottom cupboard in the kitchen. This is in contravention of section 16(a) of the Minimum Housing and Health Standards which states that: The owner shall ensure that the housing premise is free of insect and rodent infestations.
- b. The upstairs east facing bedroom awning window egress opened to a dimension of approximately 22” x 12” or 1.8 square feet and was obstructed by a central opening mechanism. This is in contravention of the Minimum Housing and Health Standards section 3(b)(ii) which states: 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”).
- c. The upstairs west facing bedroom slider window egress measured approximately 23” x 12” or 1.9 square feet. This is in contravention of the Minimum Housing and Health Standards section 3(b)(ii) which states: 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”).
- d. There was a handrail missing from the staircase leading from the main floor to the basement inside the house. 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.”
- e. There was a handrail missing from the staircase at the exterior north entry door on the north end of the house. 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.”
- f. No functional smoke alarm was installed in the hallway between the three bedrooms upstairs. This is a 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 in the hallway.

- g. The mechanical ventilation fan in the main floor bathroom was not functional and was taped shut. The exterior window was stuck closed and not able to open. This is in contravention section 7(c) of the Minimum Housing and Health Standards which states that: All rooms containing a flush toilet and/or shower shall be provided with natural or mechanical ventilation.
- h. Some decking materials for the south facing deck from the main floor were missing or damaged due to rot and the west deck railing was loose and tilting over. This is a 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.
- i. A tread/step was loose on the exterior stairs leading to the upstairs south facing bedroom door. This is in contravention of section III(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.
- j. The temperature of the dwelling measured between 18.4C and 19.1C. This is in contravention of section 8 (a)(i) 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 within the building to a temperature of at least 22 degrees Celsius.
- k. There was water leak coming from the hot water tank. This is in contravention of section IV(6)(c) of the Minimum Housing and Health Standards which states that: All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.
- l. Some exterior siding was loose or missing from around the north entry door. This is a contravention of section 2(a) of the Minimum Housing and Health Standards which states that: The roof and exterior cladding walls shall be maintained in a waterproof, windproof and weatherproof condition.
- m. There were unsealed gaps between the wood framing above the cement foundation at the north side of the house by the exterior stairs. This is a contravention of section 2(a) of the Minimum Housing and Health Standards which states that: The roof and exterior cladding walls shall be maintained in a waterproof, windproof and weatherproof condition.
- n. There was a crack in the exterior of the foundation on the northwest corner of the house facing west. This is a contravention of section 2(a) of the Minimum Housing and Health Standards which states that: The roof and exterior cladding walls shall be maintained in a waterproof, windproof and weatherproof condition.
- o. The closing mechanism for the west facing window in the upstairs south bedroom was not functional and the window could not be closed to be secured. This is in contravention of section III(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.
- p. There was an insect screen missing for the west facing window in the upstairs south bedroom. This is in contravention of Section III(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.

- q. The UV water treatment system was displaying a E1 error code for “Low UV Level”. This is a contravention of section IV(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.
- r. The cap for the wellhead was missing from the pit well. This is in contravention of the Nuisance and General Sanitation Regulation Section 11, which states “Where a person provides a source of water that the person intends to be used or realizes or ought to realize will be used by the public for human consumption, the person shall ensure that the water is potable”.

**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 April 13, 2026.
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 a window in the west bedroom and east bedroom with an egress window that meets the requirements of the minimum housing and health standards including the provision of an unobstructed opening with an area not less than 0.35 m<sup>2</sup> (3.8ft<sup>2</sup>) with no dimension less than 380mm (15 inches).
  - b. Clean up all rodent droppings and have a pest control professional assess and eliminate the rodent infestation.
  - c. Install handrails that meets applicable Alberta Building Code.
  - d. Install a functional smoke alarm.
  - e. Install mechanical or natural ventilation in the washroom.
  - f. Replace any missing, rotting, or damaged deck material and railing so that it is in good repair.
  - g. Repair or replace any loose treads/stairs so that it is in good repair.
  - h. Repair the furnace so that it provides adequate heating (minimum 22C) to all habitable rooms within the dwelling.
  - i. Repair the hot water tank so that it no longer leaks.
  - j. Install missing exterior siding.
  - k. Seal or repair cracks and openings in the exterior cladding and foundation and have it finished in a manner that is waterproof, windproof and weatherproof and structurally safe.
  - l. Repair the window mechanism and install an insect screen for the west facing window in the upstairs south bedroom.
  - m. Install a secure well cap on the wellhead supplying the house.
  - n. Repair the UV water treatment system so that it is operating as per manufacturers requirements.

- o. Submit water samples, as directed by an Executive Officer, after completing the work described in 2(n) to demonstrate that the water is potable.

- 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 Okotoks, Alberta, April 1, 2026

Confirmation of a verbal order issued to Jim Ngoc-Nguyen on April 1, 2026.

Andrew Stark, CPHI(C)  
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](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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Okotoks • Okotoks Health and Wellness • Environmental Public Health

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