

**ORDER OF AN EXECUTIVE OFFICER
CLOSED FOR TENANT ACCOMMODATION PURPOSES
ORDER TO VACATE ON OR BEFORE AUGUST 14, 2026**

To: Heather and Timothy Driedger
"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:
258002 192 Street W, Priddis AB T1S 2V3

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;

By virtue of the violations noted below, the above noted premises are hereby declared to be **Closed for Tenant Accommodation Purposes**.

I hereby **ORDER** and **DIRECT**:

1. That all occupants vacate the above noted premises.
2. That the Owner(s) ensure all Occupants vacate the above noted premises on or before August 14, 2026.
3. That the Owner(s) immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Restore electrical services in the dwelling. Ensure all electrical systems, wiring, fixtures, receptacles, and components are inspected and repaired as necessary by a qualified electrician, and that all work complies with applicable safety codes requirements.
 - b. Restore heating facilities in the dwelling. Ensure all heating facilities are properly installed by a qualified technician, and that all work complies with applicable safety codes requirements.
 - c. Ensure the dwelling is supplied with potable water supply of sufficient volume, pressure and temperature.
 - d. Install functioning smoke alarms in all required locations, including between the sleeping areas and the remainder of the dwelling.
 - e. Install handrail along the basement staircase.
 - f. Repair guardrail on the west side of the deck.
 - g. Repair damaged exterior cladding on the south facing side of the dwelling.
 - h. Repair leaking roof.

4. 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 and secured from unauthorized entry.

These required actions are necessary given the presence of the following conditions identified during inspection 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, namely:

- a. There was no electricity supply to the dwelling.
- b. There was no heat supply to the dwelling.
- c. There was no water supply to the dwelling.
- d. There was no smoke alarm installed for the west bedroom.
- e. There was a missing handrail along the basement staircase.
- f. The guardrail located on the west side of the deck was loose.
- g. There was a hole on the exterior cladding on the south facing side of the dwelling.
- h. The homeowner reported roof leaks in multiple areas of the dwelling to the Executive Officer on July 14, 2026.

These observed public health nuisance conditions identified during inspection are violations of the Housing Regulation, Alberta Regulation 173/99, and the Minimum Housing and Health Standards, namely:

- a. There is no electricity supply to the dwelling. This is in contravention of Section IV(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." This condition also contravenes 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."
- b. There is no heat supply to the dwelling. This is in contravention of Section 8(d) of the Minimum Housing and Health Standards which states that: Every owner of a housing premises shall 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.
- c. There was no water supply to the dwelling. 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.
- d. There was no smoke alarm installed for the west bedroom. This is in contravention of section IV(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.

- e. There was a missing handrail along the basement staircase. 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.
- f. The guardrail located on the west side of the deck was loose. 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.
- g. There was a hole on the exterior cladding on the south facing side of the dwelling. This is in contravention of section III(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.
- h. The homeowner reported roof leaks in multiple areas of the dwelling to the Executive Officer on July 14, 2026. This is in contravention of section III(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.

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, July 17, 2026.

Confirmation of a verbal order issued to Heather Driedger on July 17, 2026.

Executive Officer
Environmental Health Officer

If you have any questions regarding the order, contact Environmental Public Health at 1-833-476-4743 or <https://www.albertahealthservices.ca/eph/eph.aspx>

You have the right to appeal

A person who is directly affected by a 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>

Okotoks • Okotoks Health and Wellness Centre • Environmental Public Health

11 Cimarron Common, Okotoks AB T1S 2E9

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