

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

To: Chris Berry
"the Owner"

Eastgate Development Group Ltd.
"the Owner"

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

RE: Those housing premises located in Carstairs, Alberta and municipally described as:

30146 Range Road 13
Carstairs, 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 was no working smoke alarm installed in the home.
- b. There was no heat supplied to the house.
- c. There was no power supply to the upper level of the house.
- d. The stove in the kitchen did not appear to be in good working condition.
- e. Rotting foods were noted on tables, kitchen counter and floor in the main level of the house.
- f. Fecal matter was noted on the floor in the main level of the house.
- g. Dead mice in traps were noted on kitchen counter, and on the floors throughout the house.
- h. Mice droppings were noted in several areas on the main level in the house and on the stairs leading up to the second floor.
- i. Dirt and debris buildup was noted throughout the main level of the house.
- j. Trash was noted littered on the patio by the entrance of the house.
- k. Fly infestation was noted in the main level of the house.
- l. The staircase leading to the upper level of the house was missing railings.
- m. The deck attached to the exterior of the south bedroom of the upper level was missing railings. Deck did not appear to be built to code.
- n. There were missing floorboards in the kitchen.
- o. There was no functional toilet on the main level of the house which tenant occupied.
- p. The toilet on the upper level of the house did not seem to be in good working condition.
- q. There was no water supply to the house.
- r. Some rooms in the house appeared unfinished and were missing insulation.
- s. Most of the wood used for the exterior deck was noted to be rotting.

- t. Hoarding was noted in all the rooms in the main level of the house.
- u. The bathroom available on the upper level of the home appeared unfinished. Surfaces are not smooth and easy to clean.

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 was no working smoke alarm installed in the home. 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.
- b. There was no heat supplied to the house. This is a 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 light supply to the upper level of the house. This is a 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.
- d. The stove in the kitchen did not appear to be in good working condition. This is a 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 stove that is maintained in a safe and proper operating condition. The owner shall be responsible for the provision and operating condition of the cooking and refrigeration equipment supplied by the owner, unless the rental agreement stipulates that the tenant is responsible
- e. Rotting foods were noted on tables, kitchen counter and floor in the main level of the house. This is a contravention of Section 5(2) of the Housing Regulation, 2001 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.
- f. Fecal matter was noted on the floor in the main level of the house. This is a contravention of Section 5(2) of the Housing Regulation, 2001 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
- g. Dead mice in traps were noted on kitchen counter, and on the floors throughout the house. 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.

- h. Mice droppings were noted in several areas on the main level in the house and on the stairs leading up to the second floor of the house. 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.
- i. Dirt and debris buildup was noted throughout the main level of the house. This is a contravention of Section 5(2) of the Housing Regulation, 2001 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. Trash was noted littered on the patio by the entrance of the house. This is a contravention of Section 5(2) of the Housing Regulation, 2001 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
- k. Housefly infestation was noted at the main level of the house. 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.
- l. The staircase leading to the upper level of the house was missing railings. This is a contravention of Section 3(c)(i) of the Minimum Housing and Health Standards which states that: Handrails shall be maintained in good repair and shall comply with the requirements of the Alberta Building Code or a Professional Engineer design.
- m. The deck attached to the exterior of the south bedroom of the upper level was missing railings. Deck did not appear to be built to code. This is a contravention of Section 3(c)(i) of the Minimum Housing and Health Standards which states that: Handrails shall be maintained in good repair and shall comply with the requirements of the Alberta Building Code or a Professional Engineer design.
- n. There were missing floorboards in the kitchen. This is a 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 floors constructed of materials which do not provide harbourage to dirt, grease, vermin and bacteria and that are easily kept clean.
- o. There was no functional toilet on the main level of the house which tenant occupied. This is a contravention of Section 6(c) and Section 7 of the Minimum Housing and Health Standards which states that: Every housing premises shall be provided with plumbing fixtures of an approved type consisting of at least a flush toilet, a wash basin, and a bathtub or shower that shall be serviceable, free from leaks, trapped and vented to the outside.
- p. The toilet on the upper level of the house did not seem to be in good working condition. This is a contravention of Section 6(c) and Section 7 of the Minimum Housing and Health Standards which states that: Every housing premises shall be provided with plumbing fixtures of an approved type consisting of at least a flush toilet, a wash basin, and a bathtub or shower that shall be serviceable, free from leaks, trapped and vented to the outside.
- q. There was no water supply to the house. This is a 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.

- r. Some rooms in the house appeared unfinished and were missing insulation. This is a contravention of Section 3(1)(a) of the Housing Regulation, 2001 which states that: An owner shall ensure that the housing premises are structurally sound, in a safe condition, in good repair, and maintained in a waterproof, windproof and weatherproof condition
- s. Most of the wood used for the exterior deck was noted to be rotting. 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.
- t. Hoarding was noted in all the rooms in the main level of the house. This is a contravention of Section 5(2) of the Housing Regulation, 2001 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
- u. The bathroom available on the upper level of the home appeared unfinished. Surfaces are not smooth and easy to clean. This is a 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.

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 June 30, 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. Equip all sleep areas in the house with working smoke alarms.
 - b. Equip home with adequate supply of heat and electricity
 - c. Repair/Replace stove and ensure all kitchen equipment are in good working condition.
 - d. Clean and disinfect home, ensuring that home is maintained in a clean and sanitary manner
 - e. Clean up all mice droppings and dead rodents and employ the services of an integrated pest control management company to address pest issues in the home.
 - f. Install railings on all stairways and ensure that all construction is done in compliance with building code
 - g. Repair/Replace floorboards
 - h. Equip the home with a functional toilet
 - i. Equip the home with adequate supply of potable water.
 - j. Finish all unfinished construction to the home to a smooth and cleanable finish.
 - k. Repair/Replace all damaged structure. Ensure all construction is done in compliance with building code

- I. Declutter home and ensure that all areas interior and exterior to the home is maintained clutter free and clean at all times
 - m. Carry out proper finishing of all surfaces in the home ensuring that all areas in the home have adequate insulation to protect from cold weather.
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 Airdrie, Alberta, June 22, 2026
Confirmation of a verbal order issued to Chris Berry on June 22, 2026.

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>

Strathmore • Strathmore Public Health Unit • Environmental Public Health

650 Westchester Road, Strathmore, Alberta T1P 1H8

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