

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

**To:** Brian Nimijean  
"the Owner"

**And To:** All Occupant(s) of the following Housing premises: 311 George Street

**RE:** Those housing premises located in Carmangay, Alberta and municipally described as:  
311 George Street, Carmangay, AB, T0L 0N0

**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 were electrical outlets in the kitchen, master bedroom, and the bathroom that had missing plate covers.
- b. The electrical baseboard heater in the north facing room was not working and the master bedroom did not have an electrical baseboard heater. The temperature inside the master bedroom was 9C to 10C.
- c. The washing machine was drained to the exterior of the home onto the lawn through a pipe.
- d. The back door did not have a doorknob.
- e. There were no smoke detectors installed.
- f. The floors throughout the house were not level.
- g. There was no natural or mechanical ventilation for the bathroom.
- h. There were exposed electrical lines running in the interior of the home along the south wall.
- i. There were exposed plumbing lines running in the interior of the home along the south wall.
- j. The openable window in the master bedroom did not have an insect screen.
- k. The south facing window in the living room was cracked.
- l. There was no weatherstripping installed around the front and back entry doors.
- m. Plexiglass boards were installed over top of windows in the interior of the house to weatherproof.
- n. The counter around the kitchen sink was peeling and raw material was exposed.
- o. The shelving under the kitchen sink was unfinished plywood.
- p. The storage room and the master bedroom had missing baseboards.
- q. There was a gap between the floorboards in the living room and hallway.
- r. The caulking around the bathtub was cracked.
- s. The walls around the shower were unfinished and raw material was exposed.

- t. The shelf under the bathroom sink was made of unfinished plywood.
- u. There was a hole in the bathroom wall that was filled with exposed spray foam and fiber glass insulation.
- v. The floors around the wood burning stove in the master bedroom were in disrepair.
- w. There were sheets of plywood installed over top of the ceiling tiles and walls around the wood burning stove in the master bedroom. The sheets of plywood were not flush to the wall or ceiling.
- x. There was no kickboard installed under the kitchen sink exposing the flooring underneath.
- y. The septic tank did not have a proper lid.

**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 were electrical outlets in the kitchen, master bedroom, and the bathroom that had missing plate covers. 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.”
- b. The electrical baseboard heater in the north facing room was not working and the master bedroom did not have an electrical baseboard. The measured temperature inside the master bedroom was 9C to 10C. This is in contravention of section IV(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°C(71°F).”
- c. The washing machine was drained to the exterior of the home onto the lawn through a pipe. This is in contravention of section IV(6)(a) of the *Minimum Housing and Health Standards* which states that “the plumbing system and the sanitary drainage system or private sewage disposal system, as the case may be, including drains, fixtures, traps, vents, stacks, waste disposal facilities, pumpout sewage holding tanks, septic tanks and the disposal system shall be maintained in a proper operating condition.”
- d. The back door did not have a doorknob. This is in contravention of section III(3)(a) of the *Minimum Housing and Health Standards* which states that “exterior windows and doors shall be capable of being secured.”
- e. There were no smoke detectors installed. 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.”
- f. The floors throughout the house were not level. This is in contravention of section III(1)(a) of the *Minimum Housing and Health Standards* which states that “the housing premises shall be structurally sound.”
- g. There was no natural or mechanical ventilation for the bathroom. This is in contravention of section IV(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.”

- h. There were exposed electrical lines running in the interior of the home along the south wall. 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.”
- i. There were exposed plumbing lines running in the interior of the home along the south wall. This is in contravention of section IV(6)(a) of the *Minimum Housing and Health Standards* which states that “the plumbing system and the sanitary drainage system or private sewage disposal system, as the case may be, including drains, fixtures, traps, vents, stacks, waste disposal facilities, pumpout sewage holding tanks, septic tanks and the disposal system shall be maintained in a proper operating condition.”
- j. The openable window in the master bedroom did not have an insect screen. 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.”
- k. The south facing window in the living room was cracked. 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.”
- l. There was no weatherstripping installed around the front and back entry doors. 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.”
- m. Plexiglass boards were installed overtop of windows in the interior of the house to weatherproof. This is in contravention of section III(2)(b)(ii) of the *Minimum Housing and Health Standards* which states that “in housing premises intended for use during the winter months, windows in habitable rooms shall protect against cold weather through the provision of a storm sash, double glazing, or other durable thermal/air resistant barrier as may be approved by the Executive Officer.”
- n. The counter around the kitchen sink was peeling and raw material was exposed. This is in contravention of section IV(14)(a)(iii) of the *Minimum Housing and Health Standards* which states that “every housing premises shall be provided with a food preparation area, which includes: a counter or table used for food preparation which shall be of sound construction and furnished with surfaces that are easily cleaned.”
- o. The shelving under the kitchen sink was unfinished plywood. This is in contravention of section IV(14)(a)(ii) of the *Minimum Housing and Health Standards* which states that “every housing premises shall be provided with a food preparation area, which includes: cupboards or other facilities suitable for the storage of food.”
- p. The storage room and the master bedroom had missing baseboards. This is in contravention of section III(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.”
- q. There was a gap between the floorboards in the living room and hallway. This is in contravention of section III(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.”

- r. The caulking around the bathtub was cracked. This is in contravention of section III(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.”
- s. The walls around the shower were unfinished and raw material was exposed. This is in contravention of section III(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.”
- t. The shelf under the bathroom sink was made of unfinished plywood. This is in contravention of section III(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.”
- u. There was a hole in the bathroom wall that was filled with exposed spray foam and fiber glass insulation. This is in contravention of section III(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.”
- v. The floors around the wood burning stove in the master bedroom were in disrepair. This is in contravention of section III(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.”
- w. There were sheets of plywood installed over top of the ceiling tiles and walls around the wood burning stove in the master bedroom. The sheets of plywood were not flush to the wall or ceiling. This is in contravention of section III(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.”
- x. There was no kickboard installed under the kitchen sink exposing the flooring underneath. This is in contravention of section III(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.”
- y. The septic tank did not have a proper lid. This is in contravention of section IV(6)(a) of the *Minimum Housing and Health Standards* which states that “the plumbing system and the sanitary drainage system or private sewage disposal system, as the case may be, including drains, fixtures, traps, vents, stacks, waste disposal facilities, pumpout sewage holding tanks, septic tanks and the disposal system shall be maintained in a proper operating condition.”

**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 30<sup>th</sup>, 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. Install plate covers on electrical outlets.
  - b. Repair electrical baseboard heater in the north facing room and install a baseboard heater inside the master bedroom. Ensure the baseboard heaters can adequately heat the house to at least 22C.
  - c. Connect the washing to machine to the plumbing system.
  - d. Install a locking doorknob on the back door.
  - e. Install smoke detectors between each sleeping area and the remainder of them house.
  - f. Have a Safety Codes Officer or a professional structural engineer assess the structure and foundation of the house.
  - g. Install a mechanical ventilation system in the bathroom.
  - h. Have the electrical system assessed by a Safety Codes Officer and ensure the electrical wiring has been properly installed to code.
  - i. Have the plumbing system assessed by a Safety Codes Officer and ensure the plumbing lines has been properly installed to code.
  - j. Install an insect screen for the openable window in the master bedroom.
  - k. Replace the cracked window in the living room.
  - l. Install weatherstripping around the front and back entry doors.
  - m. Weatherproof the windows either by installing a proper storm sash, double glazed windows or another durable thermal/air resistant barrier as may be approved by the Executive Officer.
  - n. Repair finishes on the kitchen counter. Ensure the kitchen counter is smooth and easily cleanable.
  - o. The shelving in the kitchen needs to be properly finished. Ensure the kitchen shelves are smooth and easily cleanable.
  - p. Install baseboards in the storage room and by the large window in the master bedroom.
  - q. Repair floorboards between the living room and hallway.
  - r. Repair caulking around the bathtub.
  - s. Finish the walls around the shower and ensure they are smooth, non-absorbent to moisture, and easily cleanable.
  - t. Finish the shelving under the bathroom sink.
  - u. Fill the hole in the wall in the bathroom and seal to ensure that insulation is not exposed.
  - v. Repair flooring around the wood burning stove in the master bedroom. Ensure the floor is smooth, in good repair, and easily cleanable.
  - w. Remove the plywood boards on the ceiling and walls in the master bedroom. Ensure the ceiling and walls are smooth, in good repair, and easily cleanable.
  - x. Install a kickboard underneath the kitchen sink.
  - y. Install a lid that is designed for a septic tank.

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, March 25, 2025.

Confirmation of a verbal order issued to Brian Nimijean on March 21, 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](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>