

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

To: Milan (Mike) Kulas
"the Owner"

And To: All Occupant(s) of the following Housing premises: 329 5 Avenue N

RE: Those housing premises located in Champion, Alberta and municipally described as:
329 5 Avenue N, T0L 0R0.

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, in contravention of the Public Health Act and Nuisance and General Sanitation Regulation, Alberta Regulation 243/2003 namely:

- a. There is an unsealed opening around the smokestack in the attic leading to the exterior.
- b. The roof shingles were damaged, worn out, or missing.
- c. Due to water infiltration through the roof, the ceiling in the spare bedroom was severely water damaged.
- d. There was raw wood exposed on the floor by the front door.
- e. The caulking around both the upstairs and downstairs tub were cracked.
- f. The caulking around the kitchen sink and counter was cracked.
- g. There was a missing ceiling tile in the main floor bathroom.
- h. The stove exhaust vent located on the exterior of the house did not have a cover.
- i. There was a pipe in the basement that was duct taped.
- j. There was no guardrail for the basement staircase.
- k. The handrail located on the upstairs landing was loose.
- l. Bedroom windows do not stay open on their own.
- m. There was no smoke detector near the kitchen.
- n. The main floor bathroom did not have natural or mechanical ventilation.
- o. The back exterior door near the basement had large cracks.
- p. There were visible gaps observed around both the back exterior doors.
- q. One of the windows in the smaller occupied bedroom was cracked.
- r. Several windows throughout the property were missing insect screens.
- s. The screen door insect screen was torn.

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 unsealed opening around the smokestack in the attic leading to the exterior. 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 waterproof, windproof and weatherproof condition.”
- b. The roof shingles were damaged, worn out, or missing. 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 waterproof, windproof and weatherproof condition.”
- c. Due to water infiltration through the roof, the ceiling in the spare bedroom was severely 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.”
- d. There was raw wood exposed on the floor by the front door. 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.”
- e. The caulking around both the upstairs and downstairs tub were cracked. This is in 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.”
- f. The caulking around the kitchen sink and counter was cracked. 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.”
- g. There was a missing ceiling tile in the main floor bathroom. 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. The stove exhaust vent located on the exterior of the house did not have a cover. This is in contravention of section 2(1) of the *Nuisance and General Sanitation Regulation* which states that “no person shall create, commit, or maintain a nuisance.”
- i. There was a pipe in the basement that was duct taped. This is in contravention of section 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. There was no guardrail for the basement staircase. 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.”
- k. The handrail located on the upstairs landing was loose. 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.”
- l. Bedroom windows do not stay open on their own. This is in contravention of section 3(b)(i) of the *Minimum Housing and Health Standards* which states that “for buildings of 3 storeys or less and except where a bedroom door provides access directly to the exterior or the suite is sprinklered, each bedroom shall have at least one outside window which may be opened from the inside without the use of tools or special knowledge.”
 - m. There was no smoke detector near the kitchen. This is in 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.”
 - n. The main floor bathroom did not have natural or mechanical ventilation. This is in contravention of section 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.”
 - o. The back exterior door near the basement had large cracks. 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.”
 - p. There were visible gaps observed around both the back exterior doors. 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.”
 - q. One of the windows in the smaller occupied bedroom was cracked. 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.”
 - r. Several windows throughout the property were missing insect screens. This is in contravention of section 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.”
 - s. The screen door insect screen was torn. This is in contravention of section 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.”

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 August 8th, 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. Have the roof shingles and the gap around the smokestack repaired by a qualified professional.

- b. Hire a professional to assess the water damage to the spare bedroom, attic, and other areas affected by the leaking roof. Assessment should include area and severity of potential mold growth. Follow the recommendation of the assessment to remediate all water damaged areas.
 - c. Refinish flooring by the front door.
 - d. Re-caulk around the upstairs and downstairs tubs, and around the kitchen counter.
 - e. Replace the ceiling tile in the main floor bathroom.
 - f. Install a cover on the stove exhaust vent located on the exterior of the house.
 - g. Repair plumbing in the basement and remove duct tape.
 - h. Install a guardrail for the basement staircase.
 - i. Tighten the handrail located on the upstairs landing.
 - j. Repair windows to ensure they can remain open on their own.
 - k. Install a smoke detector in the kitchen.
 - l. Install mechanical ventilation in the main floor bathroom.
 - m. Replace the back exterior door.
 - n. Repair weatherstripping around both back exterior doors and remove any gaps.
 - o. Replace cracked window in the smaller occupied bedroom.
 - p. Install insect screens for windows throughout the property.
 - q. Replace the door insect screen.
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, July 10th, 2025.

Confirmation of a verbal order issued to Mike Kulas on July 10th, 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
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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