

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

To: Charntel Charee Koch
"the Owner"

And To: All Occupant(s) of the following Housing premises: 401 Elizabeth Street

RE: Those housing premises located in Vulcan, Alberta and municipally described as: 401 Elizabeth Street

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 the Nuisance and General Sanitation Regulation, Alberta Regulation 243/2003 namely:

- a. There was no running potable water available throughout the premises.
- b. The onsite sewage disposal system was not operational at the time of inspection.
- c. There were no smoke alarms installed within the premises.
- d. East bedroom window on the main floor fails to remain in an open position.
- e. The stairs leading to the basement were missing handrails on the right-hand side.
- f. The exterior stairs leading to the main entrance did not have handrails.
- g. Insect screens were missing on multiple windows throughout the premises including kitchen, main-floor bedrooms, bathroom and basement bedroom.
- h. Multiple windows were cracked across the panes including the living area window, main-floor bedroom windows, bathroom window and east window at the rear entrance.
- i. Evidence of significant sewage backup was observed in the basement. Residual organic matter and grey/white stains were observed on the walls and floors.
- j. Single pane windows were observed in the kitchen, bathroom and all bedrooms on the main floor.

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 running potable water available throughout the premises. This is in contravention of the section IV(9) of the minimum housing and health standards which states that "Every building used in whole or in part, as housing premises must be supplied with a potable water supply of sufficient volume, pressure and temperature to serve the needs of the inhabitants."

- b. The onsite sewage disposal system was not operational at the time of inspection. This is in contravention of the section IV(6)(a) of the minimum housing and health standards which states that “Every housing premises shall be connected to the public sewage system, or to an approved private sewage disposal system. 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.”
- c. There were no smoke alarms installed within the premises. This is in contravention of the 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.
- d. East bedroom window on the main floor fails to remain in an open position. This is in contravention of the section III(3)(b)(i) of the minimum housing and health standards which states that “(i) 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.”
- e. The stairs leading to the basement were missing handrails on the right-hand side. This is in contravention of the 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 exterior stairs leading to the main entrance did not have handrails. This is in contravention of the 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. Insect screens were missing on multiple windows throughout the premises including kitchen, main-floor bedrooms, bathroom and basement bedroom. This is in contravention of the 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.”
- h. Multiple windows were cracked across the panes including the living area window, main-floor bedroom windows, bathroom window and east window at the rear entrance. This is in contravention of the 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.”
- i. Evidence of significant sewage backup was observed in the basement. Residual organic matter and grey/white stains were observed on the walls and floors. This is in contravention of the section V(16) of the minimum housing and health standards which states that “The owner

shall ensure that all rooms and other areas used in common by the occupants of the individual dwellings are maintained in a clean and sanitary condition.”

- j. Single pane windows were observed in the kitchen, bathroom and all bedrooms on the main floor. This is in contravention of the 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.”

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 Owner takes all steps necessary to ensure all Occupants vacate the above noted premises on or before April 10, 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. Reinstate the water supply. Ensure there is a sufficient supply of cold and hot running potable water in the premises.
 - b. Ensure onsite sewage disposal system is repaired and maintained in proper operating condition.
 - c. Ensure that operational smoke alarms are installed in the hallway serving bedrooms and between any rooms used for sleeping and the remainder of the dwelling.
 - d. Repair the east side window on the main floor. Ensure window remains in an open position independently for emergency egress.
 - e. Install right-hand side handrails on the stairways leading to the basement.
 - f. Install handrails on the exterior stairways leading to the main entrance.
 - g. Install tightfitting insect screens on kitchen, main floor bedroom, bathroom and basement bedroom windows.
 - h. Replace all cracked windowpanes throughout the premises. Ensure all windows are properly installed.
 - i. Clean and disinfect the basement. Replace any building material which cannot be cleaned.
 - j. Install double glazing or approved storm sashes on all bedrooms, kitchen and bathroom windows to ensure windows are compliant with minimum housing and health standards. Ensure all the windows for the sleeping areas/bedrooms continue to provide an unobstructed opening of not less than 0.35 m² (3.8 ft²), with no dimension less than 380 mm (15 in.), to meet emergency egress requirements.
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 Vulcan, Alberta, April 13, 2026.

Confirmation of a verbal order issued to Charntel Charee Koch on April 9, 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, Telus Plaza North Tower
10025 Jasper Avenue NW
Edmonton, Alberta, T5J 1S6
Phone: 780-222-5186
Fax: 780-422-0914
Email: HealthAppealBoard@gov.ab.ca
Website: <http://www.health.alberta.ca/about/PHAB.html>

A Notice of Appeal form may be obtained by contacting Alberta Health Services at 780-342-0122 or by contacting the Public Health Appeal Board.

Health Legislation, Regulations and Standards

Electronic versions of the Public Health Act and Regulations are available at the Alberta Queen's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or www.qp.gov.ab.ca.

Health Legislation and regulations are available for purchase. Please contact Alberta Queen's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or www.qp.gov.ab.ca.

Copies of standards are available by contacting the Health Protection Branch of Alberta Health at 780-427-4518 or by visiting: www.health.alberta.ca/about/health-legislation.html

