

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

To: 1318325 Alberta Ltd.
"the Owner"

Barry Heinemann
"the Owner"

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

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

4300-4400 Township Road 244
Strathmore, AB

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 is exposed wiring at the electrical panel box, at the foyer entrance and in the washroom.
- b. The linoleum floor in the kitchen is torn and damaged.
- c. The window located in the North/East Bedroom was damaged and requires special knowledge to open.
- d. The furnace does not work and currently unable to provide heat.
- e. There are mouse droppings on the kitchen counter.
- f. There are no smoke alarms installed in the dwelling.
- g. There is no mechanical or natural ventilation in the washroom.
- h. There is no running water to the dwelling.
- i. There is water damage to the ceilings and base of walls throughout the dwelling.
- j. There is missing and damaged exterior cladding on the home.
- k. There is a section of the floor in the kitchen that is soft and flexed downward when weight was applied.

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 exposed wiring at the electrical panel box, at the foyer entrance and washroom. This is a contravention of section 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 linoleum floor in the kitchen is torn and 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.
- c. The window located in the North/East Bedroom was damaged and requires special knowledge to open. 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 provided 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.
- d. The furnace is not working and unable to provide heat. This is in contravention of Section 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 degrees Celsius.
- e. There are mouse droppings on the kitchen counter. 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.
- f. There are no smoke alarms installed in the dwelling. 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.
- g. There is no mechanical or natural ventilation in the washroom. 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 shower shall be provided with natural or mechanical ventilation.
- h. There is no running water to the dwelling. This is in contravention of Section 9 of the Minimum Housing and Health Standards which states that: Every building use 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.
- i. There is water damage to the ceilings and base of walls throughout the dwelling. 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.
- j. There is missing and damaged exterior cladding on the home. This is a contravention of section 2(a) of the Minimum Housing and Health Standards which states that: The roof and exterior cladding walls shall be maintained in a waterproof, windproof and weatherproof condition.
- k. There is a section of the floor in the kitchen that is soft and flexed downward when weight was applied. 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.

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 January 25, 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 covers over all electrical outlets, switches and panel box openings.
 - b. Repair or replace the exposed wiring in the foyer.
 - c. Repair all damaged flooring.
 - d. Determine and correct the cause of the source of water infiltration in the ceilings and walls. Remove and repair all water damaged materials.
 - e. Determine and correct the cause of damage to the floor in the kitchen area. Then remove, repair and replace all damaged materials.
 - f. Replace the window in the north/east bedroom with a window that meets the requirements of the minimum housing and health standards including the provision of an unobstructed opening with an area not less than 0.35 m² (3.8ft²) with no dimension less than 380mm (15 inches).
 - g. Clean up all mice droppings and take all measures necessary to eliminate the rodent infestation in the dwelling.
 - h. Install a working smoke alarm.
 - i. Repair and replace any damaged or missing exterior cladding.
 - j. Restore hot and cold potable water of sufficient volume and pressure to the dwelling.
 - k. Install mechanical or natural ventilation in the washroom.
 - l. Repair or replace the furnace so that it provides adequate heating (minimum 22C) to all habitable rooms within the dwelling.
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 Strathmore, Alberta, February 11, 2025

Confirmation of a verbal order issued to Barry Heinemann on January 25, 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>