

**ORDER OF AN EXECUTIVE OFFICER  
CLOSED FOR TENANT ACCOMMODATION PURPOSES  
ORDER TO VACATE ON OR BEFORE May 31, 2026**

**To:** Ronald Allen Strangways  
"the Owner"

**And To:** All Occupant(s) of the following Housing premises: Basement, 4920 5 Street West

**RE:** Those housing premises located in Claresholm, Alberta and municipally described as:  
Basement, 4920 5 Street West, Claresholm Alberta

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;

By virtue of the violations noted below, the above noted premises are hereby declared to be **Closed for Tenant Accommodation Purposes**.

I hereby **ORDER** and **DIRECT**:

1. That all occupants vacate the above noted premises.
2. That the Owner(s) ensure all Occupants vacate the above noted premises on or before May 31, 2026.
3. That the Owner(s) undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
  - a. Install a functional smoke alarm
  - b. Install a window in the bedroom to provide an unobstructed opening of not less than 0.35 m<sup>2</sup> (3.8 ft<sup>2</sup>), with no dimension less than 380 mm (15 in.), to meet emergency egress requirements in any space intended for sleeping
  - c. Install mechanical or natural ventilation in the washroom
  - d. Repair or replace the flooring in the bathroom so as to be smooth, non-absorbent and cleanable
  - e. Repair or replace the damaged floorboards
  - f. Install handrails on the stairways leading to the basement and second floor
  - g. Clean up all rodent droppings and have a pest control professional assess and eliminate the rodent infestation
  - h. Repair or replace loose steps/treads on the exterior stairs leading to the deck
  - i. Remove excessive clutter and garbage items throughout the premises to ensure sanitary living areas.

4. 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.

These required actions are necessary given the presence of the following conditions identified during inspection 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, namely:

- a. There were no smoke alarms in the bedroom hallway
- b. There was no window in the basement bedroom
- c. The bathroom mechanical fan was not operational, and the cover was missing
- d. The floor tiles were missing near the toilet
- e. Several floorboards around the house were worn out or damaged
- f. There was no handrail in the staircase leading from the main floor to the basement inside the house
- g. Mouse droppings were found in the shared main floor kitchen cabinet
- h. Various treads/steps were loose on the exterior stairs leading to the deck
- i. Excessive clutter, garbage and food items were observed inside the home including bedrooms, shared main floor kitchen, and in the backyard outside the property

These observed public health nuisance conditions identified during inspection are violations of the Housing Regulation, Alberta Regulation 173/99, and the Minimum Housing and Health Standards, namely:

- a. There were no smoke alarms in the bedroom hallway. 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. (a) Smoke alarms shall be operational and in good repair at all times."
- b. There was no window in the basement bedroom. This is in contravention of section III(3)(b)(i) 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."(ii) Windows referred to in section 3(b)(i) shall provide unobstructed openings with areas not less than 0.35 m<sup>2</sup> (3.8ft<sup>2</sup>), with no dimension less than 380 mm (15")."
- c. The bathroom mechanical fan was not operational, and the cover was missing. This is in contravention of section 7(c) of the Minimum Housing and Health Standards which state that: All rooms containing a flush toilet and/or shower shall be provided with natural or mechanical ventilation.
- d. The floor tiles were missing near the toilet. This is in contravention of Section 5(a) 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. 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 and shower.”

- e. Several floorboards around the house were worn out or 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.”
- f. There was no handrail in the staircase leading from the main floor to the basement inside the house. 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. Mouse droppings were found underneath the shared main floor kitchen cabinet. 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. Various treads/steps were loose on the exterior stairs leading to the deck. The stairs leading to the deck were not properly secure. 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.”
- i. Excessive clutter, garbage and food items were observed inside the home including bedrooms, common areas, shared main floor kitchen, and in the backyard outside the property. This is in contravention of section 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.”

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 Claresholm, Alberta, May 13, 2026.

Confirmation of a verbal order issued to Ronald Allen Strangways on May 6, 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](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>.

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**Copies of standards are available by visiting:** <https://www.alberta.ca/health-standards-and-guidelines.aspx>

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Copy Town of Claresholm Bylaw

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