

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

To: Graham Ducharme
"the Owner"

Tracey Leigh
"the Owner"

And To: All Occupant(s) of the following Housing premises:
Small House - 556 Township Road 304, Mountain View County AB, T0M 2E0

RE: Those housing premises located in Mountain View County, Alberta and municipally described as: Small House - 556 Township Road 304

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. The furnace in the house does not appear to be operational. Space heaters were being used to heat sections of the house, with other habitable areas in the house measured at temperatures as low as 5.2 degrees Celsius.
- b. The smoke alarm in the hallway adjacent to the main bedroom is not operational. No other smoke alarm was observed in or near the bedroom(s) at the South end of the house.
- c. The sliding back door at the West side of the house is unable to fully close and lock due to damage to the flooring and door track.
- d. Significant water damage and black mould growth was identified on the wall adjacent to the South bathroom.
- e. Sections of the wall and flooring in the South washroom were damaged or otherwise not in a smooth watertight condition. Sections of walls and baseboard in the North washroom were damaged and not watertight.
- f. Sections of flooring in the hallway adjacent to the furnace is in disrepair, with exposed gaps leading into the crawlspace under the house.

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. The furnace in the house does not appear to be operational. Space heaters were being used to heat sections of the house, with other habitable areas in the house measured at

temperatures as low as 5.2 degrees Celsius. This is in contravention of Section 8(a)(i) of the Minimum Housing and Health Standards, which states: “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 at least 22°C(71°F).”

- b. The smoke alarm in the hallway adjacent to the main bedroom is not operational. No other smoke alarm was observed in or near the bedroom(s) at the South end of the house. This is in contravention of Section 12 of the Minimum Housing and Health Standards, which states: “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. Smoke alarms shall be operational and in good repair at all times.”
- c. The sliding back door at the West side of the house is unable to fully close and lock due to damage to the flooring and door track. This is in contravention of Section 3(a) of the Minimum Housing and Health Standards, which states: “Exterior windows and doors shall be capable of being secured.”
- d. Significant water damage and black mould growth was identified on the wall adjacent to the bathroom. This is in contravention of Section 5(2) of the Housing Regulation, which states: “No person shall cause or permit any condition in housing premises that is or may become injurious or dangerous to the public health, including any condition that may hinder in any way the prevention or suppression of disease.”
- e. Sections of the wall and flooring in the South washroom were damaged or otherwise not in a smooth watertight condition. Sections of walls and baseboard in the North washroom were damaged and not watertight. This is in contravention of Section 5(a) of the Minimum Housing and Health Standards, which states: “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. Sections of flooring in the hallway adjacent to the furnace is in disrepair, with exposed gaps leading into the crawlspace under the house. This is in contravention of Section 5 of the Minimum Housing and Health Standards, which states: “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”.

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(s) takes all steps necessary to ensure all Occupants vacate the above noted premises on or before the 23rd of November 2025.
2. That the Owner(s) immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Restore operational central heating to ensure that all habitable rooms throughout the house are maintained at a temperature of 22 degrees Celsius or higher.
 - b. Install working smoke alarms inside bedrooms or adjacent hallways.
 - c. Repair the back door and ensure that it can be fully closed and locked.

- d. Remediate mould-affected areas by completing the following:
 - (1) Identify and correct moisture source(s) in mould-affected areas
 - (2) Remove all water damaged and mould affected absorbent materials
 - (3) Clean and remove mould from any hard, non-absorbent surfaces
 - (4) Repair area to a finished condition.
 - e. Repair damaged bathroom walls and floors so that they are non-absorbent and easily cleanable.
 - f. Repair flooring in hallway so that there are no gaps or holes between it and adjoining walls.
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 Calgary, Alberta, on the 21st of November 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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