

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

To: Gloria Jensen
 Blair Jensen
 “the Owners”

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

RE: Those housing premises located in Sundre, Alberta and municipally described as:
 Unit 12 – 111 6 Street SE.

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 was exposed wiring and missing switch plates beside the kitchen door.
- b. The washroom light switch cover was missing.
- c. Two light switch covers were missing in the NW bedroom.
- d. The two ceiling lights in the SW bedroom were missing bulbs and the dome covers.
- e. A portion of the wall in the SW bedroom was uncovered, raw wood.
- f. A pool of sewage has collected under the trailer.
- g. The main sewage pipe under the trailer was disconnected and spilled sewage onto the ground.
- h. The window in the NW bedroom measured 18.5" x 21" which is too small for emergency egress.
- i. The SE window in the kitchen/living room displayed signs of water leakage.
- j. The window in the SW bedroom displayed signs of water leakage.
- k. The exterior door weather seal in the SW bedroom was insufficient.

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 and the Nuisance and General Sanitation Regulation, Alberta Regulation 243/2003 exist in and about the above noted premises, namely:

- a. There was exposed wiring and missing switch plates beside the kitchen door, which is a violation of the Minimum Housing and Health Standards Section 11, which states: “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 washroom light switch cover was missing, which is a violation of the Minimum Housing and Health Standards Section 11, which states: “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.”

- c. Two light switch covers were missing in the NW bedroom, which is a violation of the Minimum Housing and Health Standards Section 11, which states: “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.”
- d. The two ceiling lights in the SW bedroom were missing bulbs and the dome covers, which is a violation of the Minimum Housing and Health Standards Section 11, which states: “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.”
- e. A portion of the wall in the SW bedroom was uncovered, raw wood, which is a violation of the Minimum Housing and Health Standards Section 5, 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.”
- f. A pool of sewage has collected under the trailer, which is a violation of the Nuisance and General Sanitation Regulation, Alberta Regulation 243/2003, Section 2(1), which states: “No person shall create, commit or maintain a nuisance.” and Nuisance and General Sanitation Regulation, Alberta Regulation 243/2003, Section 2(2)(e) which states: “Without limiting the generality of subsection 1, a person who creates, commits or maintains any accumulation or deposit of offensive matter, waste or manure wherever situated, that is or might become injurious or dangerous to the public health or that might hinder in any manner the prevention or suppression of disease is deemed to have created, committed or maintained a nuisance.”
- g. The main sewage pipe under the trailer was disconnected and spilling sewage onto the ground, which is a violation of the Minimum Housing and Health Standards Section 6(a), which states: “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, pump out sewage holding tanks, septic tanks and the disposal system shall be maintained in a proper operating condition.”
- h. The window in the NW bedroom measured 18.5" x 21" which is too small for emergency egress, which is a violation of the Minimum Housing and Health Standards Section 3(b)(ii), which states: “Windows shall provide unobstructed openings with areas not less than 0.35 m² (3.8ft²), with no dimension less than 380 mm (15”).”
- i. The SE window in the kitchen/living room displayed signs of water leakage, which is a violation of the Minimum Housing and Health Standards Section 2 (b)(i), which states: “All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof.”
- j. The window in the SW bedroom displayed signs of water leakage, which is a violation of the Minimum Housing and Health Standards Section 2 (b)(i), which states: “All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof.”
- k. The exterior door weather seal in the SW bedroom was insufficient, which is a violation of the Minimum Housing and Health Standards Section 2 (b)(i), which states: “All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof.”

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 January 28, 2026.
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. Fit cover plates to all switches and exposed wiring beside the kitchen door.
 - b. Fit a switch cover to the washroom light switch.
 - c. Fit switch covers where they are missing in the NW bedroom.
 - d. Fit light bulbs and dome covers to the SW bedroom ceiling lights.
 - e. Finish the exposed wood wall in the SW bedroom to provide a smooth, moisture proof and easily cleaned surface.
 - f. Clean up and remove all visible sewage and effluent under the trailer.
 - g. Reconnect the sewage pipe to eliminate the sewage leak under the trailer.
 - h. Install a suitable emergency egress window in the NW bedroom.
 - i. Repair the window so as to eliminate the water leakage in the SE window in the kitchen/living room.
 - j. Repair the window so as to eliminate the water leakage in the SW bedroom.
 - k. Repair or replace the SW bedroom door weather seal so that no light can be seen through the seal.
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 Olds, Alberta, January 27, 2026
Confirmation of an order issued via email to Gloria and Blair Jensen on January 22 and 23, 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
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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