

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

To: Thomas Henry Watts
"the Owner"

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

RE: Those housing premises located in Lacombe, Alberta and municipally described as: 23 Valley Crescent

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 an excessive amount of clutter, garbage, clothing and miscellaneous items both inside and outside the facility, which is restricting mobility. Additionally, accumulation of dog feces was observed in basement.
- b. Both basement bedroom windows did not meet emergency egress requirements. The openable area for windows in both bedrooms was measured at 12 inches by 18 inches. The openable areas were also obstructed by screens that were fixed to the openings.
- c. There was no functional smoke alarm serving the bedrooms on the main floor and basement suite.
- d. The handrail was missing from the staircase leading to the basement.
- e. The exterior stairs providing access to the house were in poor condition (i.e. wood was rotting).
- f. The basement bathroom shower was not equipped with a suitable plumbing fixture (i.e. there was no shower head present).
- g. Multiple electric switches throughout the premises had broken or missing switch plates. Additionally multiple cords were hanging from the unfinished ceiling in the laundry room.
- h. Several openable windows (exterior) on main floor, including those in the kitchen and bedrooms, could not be locked.
- i. Walls, floor, and ceiling throughout the premises were in disrepair, with holes, cracks, loose coverings, and missing trim.

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 an excessive amount of clutter, garbage, clothing and miscellaneous items both inside and outside the facility, which is restricting mobility. Additionally, accumulation

of dog feces was observed in basement. This is in contravention of Section 5(2) of the Housing Regulation (Alberta Regulation 173/99), which states that “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”.

- b. Both basement bedroom windows did not meet emergency egress requirements. The openable area for windows in both bedrooms was measured at 12 inches by 18 inches. The openable areas were also obstructed by screens that were fixed to the openings. This condition is in contravention of section 3(b)(ii) of the Minimum Housing and Health Standards which states, “Windows referred to in section 3(b)(i) shall provide unobstructed openings with areas not less than 0.35 m² (3.8ft²), with no dimension less than 380 mm (15”).”
- c. There was no functional smoke alarm serving the bedrooms on the main floor and basement suite. 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.”
- d. The handrail was missing from the stairs leading to the basement. This is in contravention of section 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.”
- e. The exterior stairs providing access to the house were in a state of disrepair (Wood was rotting). This is in contravention of Section 3(c)(i) of the Minimum Housing and Health Standards, which states “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 basement bathroom shower was not equipped with a suitable plumbing fixture (i.e. there was no shower head present). This is in contravention of Section 6(a) of the Minimum Housing and Health Standards, which states that “The plumbing system and the sanitary drainage system or private sewage disposal, as the case maybe, including drains, fixtures, traps, vents, stacks, waste disposal facilities, pump out sewage holding tanks, septic tanks and disposal system shall be maintained in a proper operating condition.”
- g. Multiple electric switches throughout the premises had broken or missing switch plates. Additionally multiple cords were hanging from the unfinished ceiling in the laundry room. This is in contravention of section 11 of the Minimum Housing and Health Standards which states that “every housing premises shall be equipped with electrical services. Outlets, switches and fixtures shall be properly installed and shall be maintained in good and safe working conditions.”
- h. Several openable windows (exterior) on main floor, including those in the kitchen and bedrooms, could not be locked. This is in contravention of Section 3(a) of the Minimum Housing and Health Standards, which states that “Exterior windows and doors shall be capable of being secured.”
- i. Walls, floor, and ceiling throughout the premises were in disrepair, with holes, cracks, loose coverings, and missing trim. This is in contravention of Section 5 of the Minimum Housing and Health Standards, which states that “All walls, windows, ceilings, floors, and floor 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 November 28th, 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. Remove all unnecessary clutter, garbage and refuse from the premises.
 - b. Ensure all bedrooms comply with the emergency egress requirements as outlined in the Minimum Housing and Health Standards.
 - c. Ensure a functional smoke alarm is installed in the hallways serving the bedrooms.
 - d. Ensure handrails are installed and in compliance with all applicable regulations, standards, and codes.
 - e. Repair or replace the deteriorated/rotted stairs that provide access to the home.
 - f. Ensure a suitable fixture/shower head is installed in the basement bathroom shower.
 - g. Replace all the broken switch plates and ensure that all outlets, fixtures and switches are properly installed and maintained in a good and safe working condition.
 - h. Ensure that all the exterior windows are capable of being secured.
 - i. Ensure all flooring, walls, and ceilings are free of cracks, holes, loose or lifting coverings, and are maintained in a condition that is easy to clean.
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 Lacombe, Alberta, November 12th, 2025
Confirmation of a verbal order issued to Jenny on November 10th, 2025

(Original Signed)
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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