

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

**To:** Harley Doubinin  
Nicole Maclowick  
2450447 Alberta Ltd.  
“the Owners”

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

**RE:** Those housing premises located in New Norway, Alberta and municipally described as:  
230 Alberta Street

**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. The awning style window in the main floor bedroom has an openable space of approximately 12.5 inches by 15 inches.
- b. The vertical slider window in the basement bedroom has an openable space of approximately 14.25 inches by 21 inches.
- c. The horizontal slider window in the kitchen area does not have a functioning lock.
- d. There are no smoke alarms installed.
- e. There is no guard present for the basement stairs.
- f. The first step on the front porch is broken. There are multiple screws protruding from the steps and handrail.
- g. The flooring in the living room has large gaps between pieces.
- h. The transitional flooring between the kitchen and living room is damaged and lifting.
- i. The tile next to the kitchen sink is cracked.
- j. The edge of the countertop next to the stove is missing.
- k. The kitchen cupboard underneath the sink is water damaged.
- l. In the basement living room, there is an exposed electrical box with hanging wires from it.
- m. The bathtub does not form a watertight joint with the ceiling.
- n. The bathtub walls are cracking.
- o. The wall between the bathtub and hand sink is water damaged.
- p. Multiple baseboards in the bathroom are water damaged.
- q. There is no mechanical or natural ventilation in the bathroom.
- r. The flooring throughout the basement is water damaged. It is lifting and separating throughout the living room area.
- s. The drywall in the basement bedroom underneath the single bed is water damaged and has a large hole in it.
- t. The drywall in the laundry room appears to have a small amount of mold like growth.

- u. Behind the broken drywall pieces in the basement bedroom there appears to be mold like growth.
- v. There is evidence of mice being present in the home. There were droppings observed in the kitchen drawers.

**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 awning style window in the main floor bedroom has an openable space of approximately 12.5 inches by 15 inches. This 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 m<sup>2</sup> (3.8ft<sup>2</sup>), with no dimension less than 380 mm (15”).”
- b. The vertical slider window in the basement bedroom has an openable space of approximately 14.25 inches by 21 inches. This 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 m<sup>2</sup> (3.8ft<sup>2</sup>), with no dimension less than 380 mm (15”).”
- c. The horizontal slider window in the kitchen area does not have a functioning lock. 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. There are no smoke alarms installed. 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.”
- e. There is no guard present for the basement stairs. 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 first step on the front porch is broken. There are multiple screws protruding from the steps and handrail. 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.”
- g. The flooring in the living room has large gaps between pieces. 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.”
- h. The transitional flooring between the kitchen and living room is damaged and lifting. 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.”
- i. The tile next to the kitchen sink is cracked. This is in contravention of Section 14(a)(iii) of the Minimum Housing and Health Standards which states: “Every housing premises shall

- be provided with a food preparation area, which includes: (iii): a counter or table used for food preparation which shall be of sound construction and furnished with surfaces that are easily cleaned.”
- j. The edge of the countertop next to the stove is missing. This is in contravention of Section 14(a)(iii) of the Minimum Housing and Health Standards which states: “Every housing premises shall be provided with a food preparation area, which includes: (iii): a counter or table used for food preparation which shall be of sound construction and furnished with surfaces that are easily cleaned.”
  - k. The kitchen cupboard underneath the sink is water damaged. This is in contravention of Section 1(c) of the Minimum Housing and Health Standards which states: “Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.”
  - l. In the basement living room, there is an exposed electrical box with hanging wires from it. This is in contravention of Section 11 of the Minimum Housing and Health Standards 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.”
  - m. The bathtub does not form a watertight joint with the ceiling. 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.”
  - n. The bathtub walls are cracking. 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.”
  - o. The wall between the bathtub and hand sink is water damaged. This is in contravention of Section 1(c) of the Minimum Housing and Health Standards which states: “Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.”
  - p. Multiple baseboards in the bathroom are water damaged. This is in contravention of Section 1(c) of the Minimum Housing and Health Standards which states: “Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.”
  - q. There is no mechanical or natural ventilation in the bathroom. This is in contravention of Section 7(c) of the Minimum Housing and Health Standards which states: “All rooms containing a flush toilet and/or bathtub or shower shall be provided with natural or mechanical ventilation.”
  - r. The flooring throughout the basement is water damaged. It is lifting and separating throughout the living room area. This is in contravention of Section 1(c) of the Minimum Housing and Health Standards which states: “Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.”
  - s. The drywall in the basement bedroom underneath the single bed is water damaged and has a large hole in it. 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.”

- t. The drywall in the laundry room appears to have a small amount of mold like growth. This condition is in contravention of Section 5(2) of the Housing Regulation (AR 173/99) 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.”
- u. Behind the broken drywall pieces in the basement bedroom there appears to be mold like growth. This condition is in contravention of Section 5(2) of the Housing Regulation (AR 173/99) 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.”
- v. There is evidence of mice being present in the home. There were droppings observed in the kitchen drawers. This is in contravention of Section 16(i)(ii)(iii) of the Minimum Housing and Health Standards which states: “The owner shall ensure that the housing premises are free of insect and rodent infestations. (i) all situations requiring the application of pesticides shall be conducted in accordance with the Environmental Protection and Enhancement Act and regulation; and (ii) whenever a pesticide is applied in a dwelling, the occupant shall be notified in accordance with the latest edition of the Environmental Code of Practice for Pesticides published by Alberta Environmental Protection. (iii) it is the occupant’s responsibility to allow access in accordance to the Residential Tenancy Act to do whatever is necessary to ensure the dwelling unit is ready for pesticide application.”

**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 May 31, 2024.
- 2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
  - a. Ensure that windows in rooms used for sleeping provide an unobstructed opening with areas not less than 3.8 square feet (0.35 square metres) with no dimension less than 15 inches.
  - b. Ensure that all exterior windows are equipped with functioning locks.
  - c. Ensure that smoke detectors are installed between each sleeping area and the remainder of the suite.
  - d. Ensure that a proper guard is installed on the basement staircase that is compliant with the Alberta Building Code.
  - e. Ensure that the front porch step is repaired or replaced and remove all protruding screws.
  - f. Ensure that all flooring, including transition areas, are smooth, durable, non-absorbent, easy to clean, and in good repair.
  - g. Ensure that the kitchen counters are in good repair, smooth, non-absorbent, and easy to clean.
  - h. Remove water damaged materials and ensure that they are replaced with a material that makes them easy to clean (smooth, durable, non-absorbent).
  - i. Ensure that all electrical boxes are properly installed and equipped with proper covers.

- j. Ensure that the bathtub walls form a watertight joint with the ceiling.
  - k. Ensure that water damaged materials are removed and replaced with materials that are in a good state of repair.
  - l. Ensure that the bathtub walls are in good repair, smooth, non-absorbent, and easy to clean.
  - m. Ensure that natural or mechanical ventilation is provided in the bathroom.
  - n. Ensure that all walls are in good repair, smooth, and easy to clean.
  - o. Ensure that the dwelling is free of mold-like growths - remove/replace all areas affected by mold-like growth.
  - p. Ensure that the premise is free of pests.
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 Camrose, Alberta, April 24, 2024.

Confirmation of a verbal order issued to Ayan Guled and Harley Doubinin on April 24, 2024.

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>.

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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