

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

**To:** Mark Matkowski  
Nadine George  
Kelsey Hemmingway  
“the Owners”

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

**RE:** Those housing premises located in Red Deer County, Alberta and municipally described as: 27572 Township Road 374

**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 light fixture in the north-facing bedroom was not operational.
- b. Electrical outlets throughout the home were in disrepair, including missing cover plates or visible damage.
- c. Areas of the floors, walls, and ceilings throughout the housing premises were in disrepair, including cracks, holes, peeling paint, exposed wood and drywall. Evidence of water damage and rot were also observed on the basement ceiling.
- d. The cupboard below the kitchen sink was in disrepair, with discoloration and evidence of rot observed.
- e. Mould was observed on walls and ceiling areas in the basement.
- f. The stairs leading to the kitchen from the east entrance, as well as the stairs leading to the lower level, were not equipped with handrails.
- g. The east front bedroom lacked adequate egress. The window was not openable, and the sliding patio door was inaccessible.
- h. The east front bedroom sliding patio door did not lock.
- i. The north-facing bedroom window opening was obstructed. Specifically, the hinge mechanism for the awning style window obstructed egress.
- j. The south-facing bedroom window and the west-facing basement window were cracked and broken. Additionally, the south-facing bedroom window was missing both a lock and crank handle.
- k. No operational smoke alarms were installed outside in sleeping areas.
- l. Cracks were observed in the basement foundation masonry wall. The crack extends vertically and horizontally through multiple cinder blocks and mortar joints. Additionally, the wall appears bowed in certain areas.

- m. The front door and the east-facing side door did not form a tight seal when closed, gaps were observed with visible exterior light along the perimeter.
- n. The exterior cladding was in disrepair.

**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 light fixture in the north-facing bedroom was not operational. This is in contravention of the Minimum Housing and Health Standards Section 11, which states: “Outlets, switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition.”
- b. Electrical outlets throughout the home were in disrepair such that they were missing cover plates or were damaged. This is in contravention of the Minimum Housing and Health Standards Section 11, which states: “Outlets, switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition.”
- c. Areas of the floors, walls, and ceilings throughout the housing premises were in a state of disrepair, showing deterioration in the form of cracks, holes, peeling paint, exposed wood and drywall. Previous water damage and rot were also observed on the basement ceiling, below the bathroom. This is in contravention of the Minimum Housing and Health Standards Section 5, 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.”
- d. The cupboard below the kitchen sink was in disrepair, with brown discoloration and evidence of rot observed. This is in contravention of the Minimum Housing and Health Standards Section 5(b), which states that: “Rooms and sections of rooms that are used for food preparation and cooking shall have walls and floors constructed of materials which do not provide harbourage to dirt, grease, vermin and bacteria and that are easily kept clean.”
- e. Evidence of mould was observed on the walls and ceiling in the basement. This is in contravention of the Minimum Housing and Health Standards Section 3(c)(i), which states that: “Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.”
- f. The stairs leading to the kitchen from the east entrance and the stairs leading to the lower level of the home were not equipped with handrails. This is in contravention of the Minimum Housing and Health Standards Section 3(c)(i), 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. The east front bedroom lacked adequate egress. Window was not openable. Sliding patio door was inaccessible. This is in contravention of the Minimum Housing and Health Standards Section 3(b)(i), which states: “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.” This is also in contravention 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 m<sup>2</sup> (3.8ft<sup>2</sup>), with no dimension less than 380 mm (15”).”

- h. The east front bedroom sliding patio door did not lock. This is in contravention of the Minimum Housing and Health Standards Section 3(a), which states: “Exterior windows and doors shall be capable of being secured.”
- i. The north-facing bedroom window was obstructed. This window was awning style. Window hinge obstructed egress. This is in contravention 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 m<sup>2</sup> (3.8ft<sup>2</sup>), with no dimension less than 380 mm (15”).”
- j. The south-facing bedroom window and the west-facing basement window were cracked and broken. The south-facing bedroom window was missing a lock and crank handle. This is in contravention 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.” This is also in contravention of the Minimum Housing and Health Standards Section 3(a), which states: “Exterior windows and doors shall be capable of being secured.”
- k. No operational smoke alarms were installed outside in sleeping areas. This is in contravention of the Minimum Housing and Health Standards Section 12, 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.”
- l. Cracks were observed in the basement foundation masonry wall. The crack extends vertically and horizontally through multiple cinder blocks and mortar joints. Additionally, the wall appears bowed in certain areas. This is in contravention of the Minimum Housing and Health Standards Section 1(b), which states: “Basements, cellars or crawl spaces shall be structurally sound, maintained in good repair and free from water infiltration and accumulation.”
- m. The front door and the east-facing side door did not form a tight seal when closed, with visible exterior light observed along the perimeter. This is in contravention 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.”
- n. The exterior cladding was in disrepair. This is in contravention of the Minimum Housing and Health Standards Section 2(a), which states: “The roof and exterior cladding of walls shall be maintained in a waterproof, windproof and weatherproof condition.”

**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 March 31, 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. Ensure the light fixture is repaired or replaced and in proper working condition.
  - b. Ensure all damaged or missing electrical outlet covers are repaired or replaced. Outlets must be maintained in proper working order and fitted with intact cover plates.

- c. Ensure all damaged floors, walls, and ceilings are repaired or replaced, including all interior materials (e.g., insulation, drywall) that are wet or show evidence of water damage. All materials with visible mould must be properly cleaned or remediated in accordance with current, accepted guidelines. Surfaces must be maintained in good condition, free of cracks, holes, and loose or lifting materials, and in a condition that renders them durable and readily cleanable.
  - d. Ensure the cupboard is repaired or replaced.
  - e. Investigate and identify the source of moisture contributing to the mould growth in the basement and ensure any required repairs are completed to mitigate the source. Replace and/or repair all interior materials (e.g., insulation, drywall) that are wet or show evidence of water damage. All materials with visible mould must be properly cleaned or remediated in accordance with current, accepted guidelines.
  - f. Ensure all staircases are equipped with a handrail and are in compliance with the requirements of the Minimum Housing and Health Standards.
  - g. Ensure there is adequate emergency egress in the front east bedroom that is in compliance with the requirements of the Minimum Housing and Health Standards.
  - h. Ensure the east-facing bedroom patio door is equipped with a functional and effective locking mechanism.
  - i. Ensure the north-facing bedroom is provided with a window that meets emergency egress requirements as outlined in the Minimum Housing and Health Standards. Windows must 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"). Windows must also be openable without the use of tools or special knowledge.
  - j. Ensure the south and west-facing bedroom windows are repaired and maintained in weatherproof condition.
  - k. Ensure functional smoke alarms are installed outside of all sleeping areas.
  - l. Ensure the foundation is assessed by a qualified professional, such as a structural engineer, or safety codes building inspector to evaluate the structural integrity and the potential for water intrusion. Written documentation of the assessment must be provided to Alberta Health Services Environmental Public Health for review. Any identified deficiencies must be corrected, and the foundation must be maintained in sound condition, free from structural compromise and water intrusion risks.
  - m. Ensure exterior doors are repaired and weatherproof.
  - n. Ensure exterior cladding of the housing premise is repaired or replaced.
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 Red Deer, Alberta, February 18, 2026

Confirmation of a verbal order issued to Mark Matkowski on February 18, 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>.

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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