

ORDER OF AN EXECUTIVE OFFICER

To: Dale Curtis Van Slyke
Mark Orville Van Slyke
“the Owners”

The Realty Store
“the Property Management Company”

RE: Those housing premises located in Red Deer, Alberta and municipally described as:
27B Gibson Close

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. Water infiltration and evidence of fungal growth, including mould and mushrooms, were observed in the crawl space. The crawl space is also not adequately air-sealed from the living areas of the home, with gaps noted at the floor-to-drywall junctions. Additionally, the access door to the crawl space is not properly sealed.
- b. Two bedrooms have windows equipped with screen clips that are difficult to remove. As a result, the window screens cannot be easily removed, creating an obstruction to emergency egress.
- c. A dark liquid residue was observed leaking from several piping connections associated with the boiler heating system. Evidence of active leakage was present, as the fluid had accumulated on the floor area beneath the affected piping in one area.
- d. Evidence of water damaged drywall was observed in the dining room, kitchen and utility room. Additional water damage was observed within the kitchen cabinetry and washroom cabinet beneath the sink. Observed conditions included staining, bulging and bubbling of drywall and finished surfaces.
- e. The dining room window track assembly was observed to be damaged and in a state of disrepair, compromising its proper operation and the weather resistant seal of the window.
- f. An electrical cover plate was missing from a switch in the utility room. Additionally, exposed wiring was observed within an uncovered cabinet on the exterior of the home.

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. Water infiltration and evidence of fungal growth, including mould and mushrooms, were observed in the crawl space. The crawl space is also not adequately air-sealed from the living areas of the home, with gaps noted at the floor-to-drywall junctions. Additionally, the access door to the crawl space is not properly sealed. This is in contravention of section 1(b) of the Minimum Housing and Health Standards which states “Basements, cellars or

crawl spaces shall be structurally sound, maintained in good repair and free from water infiltration and accumulation.” This is also 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.”

- b. Two bedrooms have windows equipped with screen clips that are difficult to remove. As a result, the window screens cannot be easily removed, creating an obstruction to emergency egress. 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 m² (3.8ft²), with no dimension less than 380 mm (15”).”
- c. A dark liquid residue was observed leaking from several piping connections associated with the boiler heating system. Evidence of active leakage was present, as the fluid had accumulated on the floor area beneath the affected piping in one area. This is in contravention of section 8(a) 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.”
- d. Evidence of water damaged drywall was observed in the dining room, kitchen and utility room. Additional water damage was observed within the kitchen cabinetry and washroom cabinet beneath the sink. Observed conditions included staining, bulging and bubbling of drywall and finished surfaces. 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.” This is also 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.”
- e. The dining room window track assembly was observed to be damaged and in a state of disrepair, compromising its proper operation and the weather resistant seal of the window. This is in contravention of section 2(b)(i) of the Minimum Housing and Health Standards which states “All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof.”
- f. An electrical cover plate was missing from a switch in the utility room. Additionally, exposed wiring was observed within an uncovered cabinet on the exterior of the home. 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.”

NOW THEREFORE, I hereby **ORDER** and **DIRECT**:

1. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Ensure the crawl space is properly sealed and remediated by a qualified professional.
 - b. Ensure window screens can be removed to allow for unobstructed egress without the use of any special tools or knowledge.
 - c. Ensure the leaks present in the boiler heating system are repaired by a qualified professional.
 - d. Ensure all water damaged materials are repaired and/or replaced. All materials which have mould present must be remediated as per current accepted guidelines.

- e. Ensure the dining room window is repaired and weatherproof.
- f. Install suitable covers on the exposed switch in the utility room and the outside cabinet.

2. The work referred to in paragraph 1 shall be completed by August 6, 2026.

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, July 6, 2026

Confirmation of a verbal order issued to Ken Fletcher on July 10, 2026.

Executive Officer
Alberta Health Services

If you have any questions regarding the order, contact Environmental Public Health at 1-833-476-4743 or
<https://www.albertahealthservices.ca/eph/eph.aspx>

You have the right to appeal

A person who is directly affected by a 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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