

**ORDER OF AN EXECUTIVE OFFICER
UNFIT FOR HUMAN HABITATION
ORDER TO VACATE**

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

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

RE: Those housing premises located in Lacombe County, Alberta and municipally described as: 39212 Range Road 11.

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 the Nuisance and General Sanitation Regulation, Alberta Regulation 243/2003 namely:

- a. The dwelling is not supplied with hot water.
- b. The toilet is not operational.
- c. There is a significant pest infestation in the premises. Rodent droppings were observed on floors and furniture; in the furnace room; in kitchen and bathroom cupboards; and on kitchen and bathroom counters.
- d. The floor in the back entryway is sinking and is not structurally sound.
- e. Walls and ceilings throughout the premises are in disrepair and are not easy to clean.
- f. Walls, ceilings, and floors throughout the dwelling are damaged with clear evidence of water infiltration. Observed conditions include discolouration, water staining, rotting and warped materials, and areas of mold growth.
- g. Exterior windows are not capable of being secured.
- h. Insect screens on exterior windows are damaged.
- i. Electrical fixtures, including lights, are missing covers throughout the dwelling.
- j. The mechanical ventilation in the washroom is not operational.
- k. There are no smoke alarms installed within the premises.
- l. The front porch is not equipped with guards.

AND WHEREAS such inspection disclosed that the following breaches of 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 dwelling is not supplied with hot water. This condition is in contravention of the Housing Regulation, AR 173/99, section 3(1)(b)(iii) which states: “Subject to subsection (3)

- and section 4, an owner shall ensure that the occupants of the housing premises are supplied with adequate running hot and cold water that is safe for human consumption”.
- b. The toilet is not operational. This condition is in contravention of the Minimum Housing and Health Standards, Section 7 which states: “Except where exempt by regulation, every housing premises shall be provided with plumbing fixtures of an approved type consisting of at least a flush toilet, a wash basin, and a bathtub or shower.”
 - c. There is a significant pest infestation in the premises. Rodent droppings were observed on floors and furniture; in the furnace room; in kitchen and bathroom cupboards; and on kitchen and bathroom counters. This condition is in contravention of the Minimum Housing and Health Standards, Section 16(a) which states: “The owner shall ensure that the housing premises are free of insect and rodent infestations.”
 - d. The floor in the back entryway is sinking and is not structurally sound. This condition is in contravention of the Minimum Housing and Health Standards, Section 1(a) which states: “The housing premises shall be structurally sound.”
 - e. Walls and ceilings throughout the premises are in disrepair and are not easy to clean. This condition is in contravention 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. Walls, ceilings, and floors throughout the dwelling are damaged with clear evidence of water infiltration. Observed conditions include discolouration, water staining, rotting, warped materials, and areas of mold growth. This condition is contrary to 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 contrary to section 3(1) of the Housing Regulation, AR 173/99 which states: “Subject to subsection (3) and section 4, an owner shall ensure that (a) the housing premises are (iii) in good repair, and (iv) maintained in a waterproof, windproof and weatherproof condition.”
 - g. Exterior windows are not capable of being secured. This condition 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.”
 - h. Insect screens on exterior windows are damaged. This condition is in contravention of the Minimum Housing and Health Standards, Section 2(b)(iii) which states: “During the portion of the year when there is a need for protection against flies and other flying insects, every window or other device intended for ventilation shall be supplied with effective screens.”
 - i. Electrical fixtures, including lights, are missing covers throughout the dwelling. This condition is in contravention 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.”
 - j. The mechanical ventilation in the washroom is not operational. This condition is in contravention of the Minimum Housing and Health Standards, Section 7(c) which states: “All rooms containing a flush toilet and/or bathtub or shower shall be provided with natural or mechanical ventilation.”
 - k. There are no smoke alarms installed within the premises. This condition 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.”

- i. The front porch is not equipped with guards. This condition is in contravention of the Minimum Housing and Health Standards, Section 3(c)(i) 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.”

AND WHEREAS, by virtue of the foregoing, the above noted premises are hereby declared to be **Unfit for Human Habitation**.

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 April 2, 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 that the premises is supplied with hot water.
 - b. Ensure that the toilet is functioning properly.
 - c. Ensure that the pest infestation is mitigated, including corrective actions to eliminate any entry points and harbourage locations.
 - d. Ensure corrective actions are taken to ensure the back entry way is in good repair and structurally sound.
 - e. Ensure that walls and ceilings throughout the premises are repaired and in a condition that renders them easy to clean.
 - f. Ensure that the sources of the water infiltration are confirmed and necessary repairs are completed to mitigate the infiltration. Replace and/or repair all materials that are water damaged. All materials which have mold present must be remediated as per current accepted guidelines.
 - g. Ensure that exterior windows are capable of being secured.
 - h. Ensure that insect screens on exterior windows are in good repair.
 - i. Ensure that electrical fixtures, including light fixtures, are equipped with covers.
 - j. Ensure that the washroom is supplied with mechanical or natural ventilation.
 - k. Ensure that operational smoke alarms are installed in the hallway serving bedrooms and between any rooms used for sleeping and the remainder of the dwelling.
 - l. Ensure that the front porch is equipped with guards and/or railings and is in compliance with applicable legislation, standards, and codes.
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 vacant and secure from unauthorized entry.

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, March 20, 2026.

Confirmation of a verbal order issued to Mark and Junifer on March 19, 2026.

Executive Officer
Alberta Health Services

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>.

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Copies of standards are available by visiting: <https://www.alberta.ca/health-standards-and-guidelines.aspx>

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