

**ORDER OF AN EXECUTIVE OFFICER
CLOSED FOR TENANT ACCOMMODATION PURPOSES
ORDER TO VACATE ON OR BEFORE JULY 8, 2026**

To: Shannon Pfaff
"the Owner"

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

RE: Those housing premises located in Ponoka, Alberta and municipally described as:
4011 45A Street

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;

By virtue of the violations noted below, the above noted premises are hereby declared to be **Closed for Tenant Accommodation Purposes**.

I hereby **ORDER** and **DIRECT**:

1. That all occupants vacate the above noted premises.
2. That the Owner(s) ensure all Occupants vacate the above noted premises on or before July 8, 2026.
3. That the Owner(s) immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. The dwelling be supplied with electrical utilities for the function of key appliances such as the furnace blower fan, refrigerator/freezer, stove, and the dwelling's lights.
 - b. The dwelling's exterior front door be installed in such a manner that it is securable and weatherproof.
 - c. The dwelling's electrical system is made to be in good repair and that the system meets Safety Code requirements.
 - d. The SE bedroom be reconnected to the dwelling's forced air furnace system to allow the habitable room to be adequately heated.
 - e. The SE bedroom window meets emergency egress requirements.
 - f. The washroom floor and walls be made to be smooth, non-absorbent and easily cleanable.
 - g. The maximum water temperature is maintained at a temperature of not less than 46°C (114°F), and not more than 60°C (140°F) measured at the plumbing fixture.
 - h. The rear addition to the property be maintained in a weatherproof condition.
 - i. The missing pane of glass from the SW bedroom window be replaced.
 - j. All bedroom windows be fitted with insect screens that are in good repair.

4. 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 and secured from unauthorized entry.

These required actions are necessary given the presence of the following conditions identified during inspection 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, namely:

- a. The dwelling is not supplied with electrical utilities.
- b. The dwelling's stove is not functional.
- c. The dwelling's refrigerator is not functional.
- d. Switch plate covers were missing, and exposed electrical conductors were present in multiple rooms of the dwelling.
- e. The washroom's floor was unfinished and not easy to clean.
- f. The washroom drywall behind the sink was damaged.
- g. The SE bedroom is not connected to the dwelling's forced-air heating system.
- h. The SE bedroom window does not meet emergency egress requirements.
- i. The dwelling's front exterior door is not secured to the door frame and is incapable of being secured.
- j. The dwelling's available maximum hot water temperature was measured to be 64.4°C.
- k. Windowpanes and window covering materials in the rear covered addition to the dwelling were noted to be broken or damaged at the time of the inspection.
- l. The dwelling's front exterior door is not weatherproof.
- m. The SW bedroom window is missing a pane of glass and is no longer double glazed on both sides of the window.
- n. Bedroom windows in the dwelling are not equipped with proper insect screens.

These observed public health nuisance conditions identified during inspection are violations of the Housing Regulation, Alberta Regulation 173/99, and the Minimum Housing and Health Standards, namely:

- a. The dwelling is not supplied with electrical utilities. This contravenes section 8(d) of the Minimum Housing and Health Standards, which states that: "Every owner of a housing premises shall ensure a continuous supply of electricity, water and heat unless the rental agreement stipulates that such utility services are the sole responsibility of the occupant."
- b. The dwelling's stove is not functional. This contravenes section 14(a)(iv) of the Minimum Housing and Health Standards, which states that: "Unless the rental agreement stipulates the tenant is responsible, it is the owner's responsibility to ensure that the food preparation area is provided with a stove that is maintained in safe and proper operating condition."
- c. The dwelling's refrigerator is not functional. This contravenes section 14(a)(iv) of the Minimum Housing and Health Standards, which states that: "Unless the rental agreement stipulates the tenant is responsible, it is the owners responsibility to ensure that the food preparation area is provided with a refrigerator that is capable of maintaining a temperature of 4°C (40°F) and is maintained in safe and proper operating condition."
- d. Switch plate covers were missing, and exposed electrical conductors were present in multiple rooms of the dwelling. This contravenes section 11 of the Minimum Housing and Health Standards, which states that: "Outlets, switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition."

- e. The washroom's floor was unfinished and not easy to clean. This contravenes section 5(a) of the Minimum Housing and Health Standards, which states that: "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."
- f. The washroom drywall behind the sink was damaged. This contravenes section 5(a) of the Minimum Housing and Health Standards, which states that: "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."
- g. The SE bedroom is not connected to the dwelling's forced-air heating system. This contravenes section 8(a) of the Minimum Housing and Health Standards, which states that: "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."
- h. The SE bedroom window does not meet emergency egress requirements. This contravenes section 3(b)(ii) of the Minimum Housing and Health Standards, which states that: "Windows shall provide unobstructed openings with areas not less than 0.35 square metres (3.8 sq. ft.) with no dimension less than 380 mm (15 inches)."
- i. The dwelling's front exterior door is not secured to the door frame and is incapable of being secured. This contravenes section 3(a) of the Minimum Housing and Health Standards, which states that: "Exterior windows and doors shall be capable of being secured."
- j. The dwelling's available maximum hot water temperature was measured to be 64.4°C. This contravenes section 9(a) of the Minimum Housing and Health Standards, which states that: "Every building used in whole or in part, as housing premises shall be supplied with a potable water supply of sufficient volume, pressure and temperature to serve the needs of the inhabitants. (a) All hot running water shall be maintained at a temperature of not less than 46°C (114°F), and not more than 60°C (140°F) measured at the plumbing fixture."
- k. Windowpanes and window covering materials in the rear covered addition to the dwelling were noted to be broken or damaged at the time of the inspection. This contravenes section 2(b)(i) of the Minimum Housing and Health Standards, which states that: "All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof."
- l. The dwelling's front exterior door is not weatherproof. This contravenes section 2(b)(i) of the Minimum Housing and Health Standards, which states that: "All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof."
- m. The SW bedroom window is missing a pane of glass and is no longer double glazed on both sides of the window. This contravenes section 2(b)(ii) of the Minimum Housing and Health Standards, which states that: "In housing premises intended for use during the winter months, windows in habitable rooms shall protect against cold weather through the provision of a storm sash, double glazing, or other durable thermal/air resistant barrier as may be approved by the Executive Officer."
- n. Bedroom windows in the dwelling are not equipped with proper insect screens. This contravenes section 2(b)(iii) of the Minimum Housing and Health Standards, which states that: "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."

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 Wetaskiwin, Alberta, July 13, 2026
Confirmation of a verbal order issued to Shannon Pfaff on July 8, 2026.

Executive Officer
Environmental Health Officer

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>

Copy: Alberta Sheriffs - Safer Communities and Neighborhoods
Town of Ponoka
Ponoka County Regional Fire Services
Government of Alberta - Children and Family Services