

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

**To:** Ernie Nono  
"the Owner"

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

**RE:** Those housing premises located in Red Deer, Alberta and municipally described as:  
4111 50 Street – Basement

**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. Tenants were sleeping in the basement, and the bedrooms had no openable windows.
- b. No smoke alarms were installed.
- c. There were exposed electrical wiring, and several electrical outlets and switches were missing covers.
- d. The maximum temperature of the washroom sink water was 14.1 °C.
- e. The shower had inadequate water pressure and volume.
- f. The stairway between the backyard entrance and basement had a missing handrail along the entire length to the basement.
- g. Bedroom vents were closed, plugged, or taped shut.
- h. Wall, window, ceiling, and floor finishes in the basement, including the washroom, were incomplete or in disrepair.
- i. There was no lighting for the stairways.
- j. No food preparation area was provided (no kitchen sink, storage cupboards, food-prep surfaces, or stove).
- k. Uncapped drain pipe observed in the basement.

**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. Tenants were sleeping in the basement, and the bedrooms had no openable windows. This is in contravention of section 3(b)(i) of the Minimum Housing and Health Standards 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."

- b. No smoke alarms were 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.”
- c. There were exposed electrical wiring, and several electrical outlets and switches were missing covers. 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.”
- d. The maximum temperature of the washroom sink water was 14.1 °C. This is in contravention of section 9(a) of the Minimum Housing and Health Standards which states: “All hot running water shall be maintained at a temperature of not less than 46 degrees C (114 °F), and not more than 60 degrees C (140 °F) measured at the plumbing fixture.”
- e. The shower had inadequate water pressure and volume. This is in contravention of section 9 of the Minimum Housing and Health Standards which states: “Every building used in whole or in part, as housing premises must be supplied with a potable water supply of sufficient volume, pressure and temperature to serve the needs of the inhabitants.”
- f. The stairway between the backyard entrance and basement had a missing handrail along the entire length to the basement. 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. Bedroom vents were closed, plugged, or taped shut in the bedrooms. This is in contravention of section 4(i) of the Minimum Housing and Health Standards which states: “All rooms used for sleeping shall be provided with: (a) an openable window area of 0.28m<sup>2</sup> (3.0ft<sup>2</sup>); or (b) mechanical ventilation in conformance with the requirements of the Alberta Building Code.”
- h. Wall, window, ceiling, and floor finishes in the basement, including the washroom, were incomplete or in disrepair. 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. (a) 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. (b) 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.”
- i. There was no lighting for the stairways. This is in contravention of section 13 of the Minimum Housing and Health Standards which states: “Every public hallway and stairway in a housing premises with multiple dwellings shall be adequately lighted by natural or artificial light at all times, providing in all parts thereof at least 50 lux of light at each tread or floor level.”
- j. No food preparation area was provided (no kitchen sink, storage cupboards, food-prep surfaces, or stove). This is in contravention of sections 14(a) of the Minimum Housing and Health Standards which states: “Every housing premises shall be provided with a

food preparation area, which includes: (i) a kitchen sink that is supplied with potable hot and cold water and suitably sized to allow preparation of food, washing utensils and any other cleaning operation; and (ii) cupboards or other facilities suitable for the storage of food; and (iii) a counter or table used for food preparation which shall be of sound construction and furnished with surfaces that are easily cleaned; and (iv) a stove and a refrigerator that are maintained in a safe and proper operating condition. The refrigerator shall be capable of maintaining a temperature of 4 degrees C. (40 °F).”

- k. Uncapped drain pipe observed in the basement. This is in contravention of section of section 6(a) of the Minimum Housing and Health Standards which states: “The plumbing system and the sanitary drainage system or private sewage disposal system, as the case may be, including drains, fixtures, traps, vents, stacks, waste disposal facilities, pumpout sewage holding tanks, septic tanks and the disposal system shall be maintained in a proper operating 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 April 10, 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 all bedrooms are in compliance with the emergency egress requirements as outlined in the Minimum Housing and Health Standards.
  - b. Install an operational smoke alarm in the hallway servicing the bedrooms.
  - c. Ensure there is no exposed wiring and that outlet covers are installed.
  - d. Ensure all hot running water temperatures are maintained between 46 °C and 60 °C.
  - e. Ensure the shower provides sufficient water volume, pressure, and temperature.
  - f. Install a handrail for the stairway that extends the full length down to the basement.
  - g. Ensure the vents in the bedrooms are operational and in good repair.
  - h. Ensure the wall, floor, and ceiling finishes are complete and in good repair.
  - i. Ensure adequate lighting is provided for the stairways.
  - j. Ensure a food preparation area is provided as outlined in the Minimum Housing and Health Standards.
  - k. Ensure the cap on the drain pipe is installed and in compliance with the Alberta Building Code.
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, March 17, 2026.  
Confirmation of a verbal order issued to Ernie Nono on March 13, 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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