

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

To: James Meyer
Corrie-Lyn Cheesman
“the Owners”

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

RE: Those housing premises located in Alder Flats, Alberta and municipally described as:
418 Highway 13 West

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. There is water infiltration into the basement area of this housing premises.
- b. There are missing and non-functioning smoke alarms.
- c. The kitchen gas stove is not properly vented.
- d. The wood stove is not properly vented.
- e. There are no exterior steps provided for the South Centre office/bedroom patio door.
- f. The exterior wood clapboard siding on the West half of the housing premises is not in waterproof, windproof or weatherproof condition.
- g. The unfinished walls of the basement bathroom are water damaged and shows signs of mold contamination.
- h. There is a hole in the main floor bathroom tub surround.
- i. There is no handrail for the basement stairs.
- j. There are missing electrical outlet cover plates throughout the dwelling.

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. There is water infiltration into the basement area of this housing premises. This condition is contrary to section 1(b) and (d) of the Public Health Act, Minimum Housing and Health Standards July 20, 1999 revised June 30, 2012, which states: “Basements, cellars or crawl spaces shall be structurally sound, maintained in good repair and free from water infiltration and accumulation.” and “Repairs or modifications required by the Executive Officer of any structural element of the housing premises may require the design and/or supervision of a professional structural engineer or a Safety Codes Officer (Building Discipline).”

- b. There are missing and non-functioning smoke alarms. This condition is contrary to section 12 of the Public Health Act, Minimum Housing and Health Standards July 20, 1999 revised June 30, 2012, 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. (a) Smoke alarms shall be operational and in good repair at all times.”
- c. The kitchen gas stove is not properly vented. This condition is contrary to section 5(2) of the Public Health Act, Housing Regulation AR 173/99, 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.”
- d. The wood stove is not properly vented. This condition is contrary to section 5(2) of the Public Health Act, Housing Regulation AR 173/99, 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.”
- e. There are no exterior steps provided for the South Centre office/bedroom patio door. This condition is contrary to section 3(c)(i) of the Public Health Act, Minimum Housing and Health Standards July 20, 1999 revised June 30, 2012, which states: “Inside or outside stairs or porches including all tread, risers, supporting structural members, handrails, guards and balconies, shall be maintained in good repair and comply with the requirements of the Alberta Building Code or a Professional Engineer design.”
- f. The exterior wood clapboard siding on the West half of the housing premises is not in waterproof, windproof or weatherproof condition. This condition is contrary to section 2(a) of the Public Health Act, Minimum Housing and Health Standards July 20, 1999 revised June 30, 2012, which states: “The roof and exterior cladding of walls shall be maintained in a waterproof, windproof and weatherproof condition.”
- g. The unfinished walls of the basement bathroom are water damaged and shows signs of mold contamination. This condition is contrary to section 5(a) of the Public Health Act, Minimum Housing and Health Standards July 20, 1999 revised June 30, 2012, which states: “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 water tight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower.”
- h. There is a hole in the main floor bathroom tub surround. This condition is contrary to section 5(a) of the Public Health Act, Minimum Housing and Health Standards July 20, 1999 revised June 30, 2012, which states: “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 water tight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower.”
- i. There is no handrail for the basement stairs. This condition is contrary to section 3(c)(i) of the Public Health Act, Minimum Housing and Health Standards July 20, 1999 revised June 30, 2012, 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 comply with the requirements of the Alberta Building Code or a Professional Engineer design.”
- j. There are missing electrical outlet cover plates throughout the dwelling. This condition is contrary to section 11 of the Public Health Act, Minimum Housing and Health Standards July 20, 1999 revised June 30, 2012, 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.”

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 occupants vacate the above noted premises on or before June 30, 2024.
2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Hire a Professional Engineer or Safety Codes Officer (Building Discipline) to assess the water infiltration problem in the basement, and to make all necessary repairs required.
 - b. Install functioning smoke alarms for the main floor and basement areas.
 - c. Install a mechanical exhaust vent direct to the outside for the kitchen’s gas stove.
 - d. Hire a qualified chimney technician to assess and if necessary, repair the wood stove chimney so that it does not leak to the interior of the house.
 - e. Install exterior steps to the patio door for the South Centre office/bedroom.
 - f. Repair any damaged siding and then refinish such that it is in a windproof, waterproof and weatherproof condition.
 - g. The existing basement bathroom walls will need to be removed and new material installed so that the walls and floors are smooth, non-absorbent to moisture and easy to clean. All walls shall form a water tight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower.
 - h. Repair or replace the main floor bathroom tub surround.
 - i. Install a handrail for the basement stairs.
 - j. Install electrical outlet cover plates where they are missing.
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 Wetaskiwin, Alberta, May 29, 2024.

Confirmation of a verbal order issued to Jim Meyer on May 28, 2024.

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
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>

Template revised October 13, 2022