Alberta Health Services

Environmental Public Health

ORDER OF AN EXECUTIVE OFFICER
CLOSED FOR TENANT ACCOMMODATION PURPOSES
ORDER TO VACATE ON OR BEFORE November 20, 2026

To: Mary Fox
"the Owner"

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

RE: Those housing premises located in Clearwater County, Alberta and municipally described as: 421060 Range Road 63

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 November 20, 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. Ensure the outlets are repaired and maintained in good order.
    b. Ensure the fuse box is fitted with an appropriate cover to protect against accidental contact with electrical components.
    c. Ensure the openings on the ceilings, walls and exterior are properly repaired and sealed to prevent the entry of pests, moisture, and other environmental contaminants.
    d. Ensure the heating system is functioning properly and capable of maintaining an indoor temperature of at least 22°C.
    e. Ensure the toilet is repaired or replaced.
    f. Ensure that appropriate handrails/guardrails are installed and maintained on both the front and back decks to help prevent falls.
    g. Ensure the property is assessed by a qualified pest management professional to develop an appropriate treatment and prevention plan.
    h. Ensure the dwelling is assessed by a qualified contractor, engineer, or other appropriate professional to determine the extent of the structural deficiencies and identify the necessary repairs. All structural components should be repaired or replaced as required to maintain the dwelling in a safe and habitable condition.

i. Ensure all exterior deficiencies are repaired or replaced as necessary and maintained in good condition.
j. Ensure the skirting around the base of the dwelling is repaired or replaced and maintained in good condition.
k. Ensure the bathroom window and mechanical ventilation system are repaired or replaced and maintained in good working order.
l. Ensure the hot water tank is assessed by a qualified professional and repaired or replaced as necessary.
m. Ensure the door is repaired or replaced.
n. Remove visible mould noted in the front entryway, hallway walls and ceilings, flooring, and the shower and bathtub area.

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. Electrical outlets on the east-facing living room wall were tested and found to be non-functional when items were plugged into them.
b. There was no cover installed on the fuse box located in the laundry area or on the outside of the house, located at the back door.
c. Visible holes were observed in the ceiling near the front entrance, the walls and on the exterior north side of the building.
d. The furnace was observed cycling on and off multiple times during the inspection and the indoor temperature was measured at 18°C.
e. The toilet does not flush.
f. The front deck was observed to have no handrail and measured approximately 3 feet in height. The back deck also lacked a handrail for the majority of its perimeter and measured up to 4 feet in height.
g. Bugs were observed throughout the home, including flies and beetles.
h. Structural concerns were observed throughout the housing unit. Portions of the flooring felt soft and unstable underfoot, the decks were in a state of structural disrepair, and multiple holes were noted in the walls. Floor-to-wall junctions were deteriorated in several areas. In addition, sections of the ceilings appeared to be sagging, caving in, or sloping inward.
i. Structural deficiencies were observed on the exterior of the dwelling. Gutters were in disrepair, downspouts were missing, and the seal around the living room window was observed to be detached or deteriorating.
j. The skirting around the base of the dwelling was observed to be missing in multiple areas.
k. The bathroom exhaust fan was observed to be non-functional at the time of inspection. The bathroom window was broken and covered with plastic preventing natural ventilation.
l. The hot water tank may not be functioning as intended, as concerns were noted regarding the duration of available hot water.
m. The front door was observed to be difficult to close, with the bottom of the door curling upward and inadequate sealing around the frame.

n. Black, brown and yellow spots was observed in multiple areas of the dwelling, including the front entryway, hallway walls and ceilings, flooring, and the shower and bathtub area.

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. Electrical outlets on the east-facing living room wall were tested and found to be non-functional when items were plugged into them. 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.”
b. There was no cover installed on the fuse box located in the laundry area or on the outside of the house, located at the back door. 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.”
c. Visible holes were observed in the ceiling near the front entrance, the walls and on the exterior north side of the building. 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.”
d. The furnace was observed cycling on and off multiple times during the inspection. The indoor temperature was measured at 18°C at the time of inspection. This is in contravention of section 8(a, b) of the Minimum Housing and Health Standards, which states: “All heating facilities within a housing premises must be capable of safely and adequately heating all habitable rooms, bathrooms, and toilet rooms within the building to a temperature of; (i) at least 22°C (71°F), or (i) maintained at a temperature of at least 22°C (71°F) when the control of the supplied heat in a dwelling is the responsibility of a person other than the occupant. (b) When the outside temperature is colder than the winter design temperature as referenced in the Alberta Building Code (97) Section 2.2.1.1 and Appendix C, then the Executive Officer may permit an indoor temperature of less than 22°C (71°F) but greater than 16°C (60°F).”
e. The toilet does not flush. This is in contravention of section 6(a, c) 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, pump out sewage holding tanks, septic tanks and the disposal system shall be maintained in a proper operating condition. (c) All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.”
f. The front deck was observed to have no handrail and measured approximately 3 feet in height. The back deck also lacked a handrail for the majority of its perimeter and measured up to 4 feet in height. This 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. Bugs were observed throughout the home, including flies and beetles. This is in contravention of section 16(a) of the Minimum Housing and Health Standards, which

states: “The owner shall ensure that the housing premises are free of insect and rodent infestations.”

h. Structural concerns were observed throughout the housing unit. Portions of the flooring felt soft and unstable underfoot, the decks were in a state of structural disrepair, and multiple holes were noted in the walls. Floor-to-wall junctions were deteriorated in several areas. In addition, sections of the ceilings appeared to be sagging, caving in, or sloping inward. This is in contravention of section 1(a, d) of the Minimum Housing and Health Standards, which states: “The housing premises shall be structurally sound. Repairs or modifications 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).”
i. Structural deficiencies were observed on the exterior of the dwelling. Gutters were in disrepair, downspouts were missing, and the seal around the living room window was observed to be detached or deteriorating. This is in contravention of section 1(a, d) of the Minimum Housing and Health Standards, which states: “The housing premises shall be structurally sound. Repairs or modifications 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).”
j. The skirting around the base of the dwelling was observed to be missing in multiple areas. This is in contravention of section 1(a, d) of the Minimum Housing and Health Standards, which states: “The housing premises shall be structurally sound. Repairs or modifications 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).”
k. A lack of bathroom ventilation was observed at the time of inspection. The bathroom window was broken and covered with plastic, preventing natural ventilation, and the mechanical exhaust fan was found to be non-functional. This is in contravention of section 7(c) of the Minimum Housing and Health Standards, which states: “All rooms containing a flush toilet and/or bathtub or shower shall be provided with natural or mechanical ventilation.”
l. The hot water tank may not be functioning as intended, as concerns were noted regarding the duration of available hot water. In addition, a puddle of water was observed on the floor adjacent to the hot water tank, indicating a potential leak. 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.”
m. The front door was observed to be difficult to close, with the bottom of the door curling upward and inadequate sealing around the frame. This is in contravention of section 2(b)(i) of the Minium Housing and Health Standards, which states: “All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof.”
n. Black, brown and yellow spots was observed in multiple areas of the dwelling, including the front entryway, hallway walls and ceilings, flooring, and the shower and bathtub area. This is in contravention with 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.”

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 Sylvan Lake, Alberta, November 9, 2026

Confirmation of a verbal order issued to Dallas on November 3, 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.

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