

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

**To:** Sheldon Frye  
&  
Peggy Frye  
“the Owner”

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

**RE:** Those housing premises located in Wetaskiwin, Alberta and municipally described as:  
4312 51A Street

**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. Electrical system damage and missing outlet and switch covers are noted in multiple locations.
- b. The dwellings walls and ceilings are in disrepair.
- c. The kitchen stove is not maintained in safe operating condition.
- d. The kitchen cupboards are missing doors and contain evidence of water damage.
- e. The kitchen sink is not secured to the sink basin.
- f. A smoke alarm is not installed between the main floor bedroom and the remainder of the dwelling.
- g. The dwelling's foundation appears to be in disrepair and may be affecting the structure of the building.
- h. Building materials that contain evidence of water damage or rot are present in the dwelling.
- i. The second-floor washroom sink countertop is detaching from the wall.
- j. The main floor washroom toilet is not appropriately secured to the floor.
- k. The main floor washroom's ventilation fan is not operable.
- l. The front and rear exterior doors are not sufficiently weatherproof.
- m. The front door and door frame are not in good repair.
- n. The inside windowpane of the living room window is cracked.
- o. The handrail for the stairway connecting the main floor and second floor is missing.
- p. The main floor west bedroom, second floor west bedroom and second floor east bedroom, all contain windows that do not meet emergency egress requirements.  
Additionally, windows in the first two bedrooms mentioned are unable to remain open.

**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. Electrical system damage, missing outlet, and switch covers are noted in multiple locations. 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.”
- b. The dwellings walls and ceilings are in disrepair. This contravenes section 5 of the Minimum Housing and Health Standards, which states that: “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.”
- c. The kitchen stove is not maintained in safe operating condition. This contravenes section 14(a)(iv) of the Minimum Housing and Health Standards, which states that: “Every housing premises shall be provided with a food preparation area, which includes a stove that is maintained in a safe and proper operating condition. The owner shall be responsible for the provision and operating condition of the cooking and refrigeration equipment supplied by the owner, unless the rental agreement stipulates that the tenant is responsible.”
- d. The kitchen cupboards are missing doors and contain evidence of water damage. This contravenes section 14(a)(ii) of the Minimum Housing and Health Standards, which states that: “. Every housing premises shall be provided with a food preparation area, which includes cupboards or other facilities suitable for the storage of food.”
- e. The kitchen sink is not secured to the sink basin. This contravenes section 6(a,c) of the Minimum Housing and Health Standards, which state that: “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.” And that, “all plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.”
- f. A smoke alarm is not installed between the main floor bedroom and the remainder of the dwelling. This contravenes section 12 of the Minimum Housing and Health Standards, which states that: “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.”
- g. The dwelling's foundation appears to be in disrepair and may be affecting the structure of the building. This contravenes sections 1(a, b, & d), which state that: “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).” And that, “Basements, cellars or crawl spaces shall be structurally sound, maintained in good repair and free from water infiltration and accumulation.”
- h. Building materials that contain evidence of water damage or rot are present in the dwelling. This contravenes section 1(c) of the Minimum Housing and Health Standards, which states that: “Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.”
- i. The second-floor washroom sink countertop is detaching from the wall. This contravenes section 1(c) of the Minimum Housing and Health Standards, which states that: “Building

materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.”

- j. The main floor washroom toilet is not appropriately secured to the floor. This contravenes sections 6(c) and 7 of the Minimum Housing and Health Standards, which state that: “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 that shall be serviceable, free from leaks, trapped and vented to the outside.”
- k. The main floor washroom’s ventilation fan is not operable. This contravenes section 7(c) of the Minimum Housing and Health Standards, which states that: “All rooms containing a flush toilet and/or bathtub or shower shall be provided with natural or mechanical ventilation. A bathroom fan exhausted to the exterior is needed where windows cannot be solely relied upon.”
- l. The front and rear exterior doors are not sufficiently 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 front door and door frame are not in good repair. 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.”
- n. The inside windowpane of the living room window is cracked. 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.”
- o. The handrail for the stairway connecting the main floor and second floor is missing. This contravenes section 3(c)(i) of the Minimum Housing and Health Standards, which states that: “Handrails shall be maintained in good repair and shall comply with the requirements of the Alberta Building Code or a Professional Engineer design.”
- p. The main floor west bedroom, second floor west bedroom and second floor east bedroom, all contain windows that do not meet emergency egress requirements. Additionally, the windows in the first two bedrooms mentioned, are unable to remain open. This contravenes sections 3(b)(i & ii) of the Minimum Housing and Health Standards, which states that: “For buildings of 3 stories 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.”  
And 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).”

**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 March 31, 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. That all damaged electrical systems be assessed and repaired as needed by a qualified professional, and that all damaged or missing switch/outlet covers be replaced.
  - b. That all holes and cracks in the dwelling walls and ceilings be repaired and made smooth and easy to clean.
  - c. A working stove that is in good repair be provided.
  - d. That the kitchen cupboards be repaired or replaced as needed.
  - e. That the kitchen sink be properly secured to the sink basin and countertop.
  - f. That smoke alarms be installed between all bedrooms and the remainder of the dwelling.
  - g. That the dwelling's foundation and crawl space be assessed by a Safety Codes Officer from the Building Discipline, or by a professional structural engineer to confirm the structural integrity of the building, and that all repairs outlined by the professional are completed.
  - h. That all damaged building materials within the dwelling be removed and replaced.
  - i. That the second-floor washroom sink countertop be resecured to the washroom wall.
  - j. That the main floor washroom toilet is properly anchored to the washroom floor.
  - k. That the main floor washroom fan is replaced and made to be operable.
  - l. That the front and rear exterior doors are weatherproof.
  - m. That the front door and door frame be repaired as necessary to ensure that they are in good repair and that the door can be reasonably secured against unauthorized entry.
  - n. That the main floor living room window be repaired or replaced so that it is weatherproof and free of cracks.
  - o. That a handrail be installed in the stairway between the main floor and the second floor as required by Alberta Building Code.
  - p. That any room used or intended to be used as a bedroom contains an openable window that meets the minimum dimensions and openable area for the purposes of emergency egress.
  - q. That all windows that may be used for the purposes of emergency egress can remain open by their own means without the need for human intervention which may impede emergency egress.
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, March 9, 2026  
Confirmation of a verbal order issued to Peggy Frye on March 5, 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>.

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

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