

**ORDER OF AN EXECUTIVE OFFICER  
UNFIT FOR HUMAN HABITATION  
ORDER TO VACATE**

**To:** Colchester Holdings Ltd.  
MFN Management Inc.  
Ralph Cattleman  
Delia Currie  
Treyvon Pipestem  
Simone Pipestem  
Clainia Potts  
“the Owners”

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

**RE:** Those housing premises located in Ponoka County, Alberta and municipally described as:  
432039 Range Road 245.

**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 the Nuisance and General Sanitation Regulation, Alberta Regulation 243/2003 namely:

- a. Multiple electrical outlets and light switches are missing electrical outlet covers or switch plates.
- b. In various areas of the dwelling the flooring, walls and ceiling are in a state of disrepair.
- c. The oven door is in a state of disrepair.
- d. In a section of the basement, the concrete flooring is cracked, exposing the wastewater plumbing line.
- e. The septic system does not appear to be code compliant. The following was observed: the concrete lid is not securely fastened to the system and the lid appears to be weathered with cracks around the edges. The electrical conduit and other components are not enclosed and therefore, are exposed to the open environment. A black tube is extending above ground from the septic system, which appears to be serving as an effluent discharge line.
- f. All the bedroom windows in the dwelling are missing their windowpanes and have been boarded up, and this condition extends to the majority of the windows throughout the entire dwelling.
- g. Observed mouse droppings under the kitchen sink and in the basement area.
- h. Smoke alarms are either not functional or missing throughout the dwelling.
- i. In the basement, the toilet system has been disconnected from the flooring, and visible fecal matter is present on the ground immediately surrounding the toilet area. Additionally, there is an exposed opening in the concrete slab.

- j. On the main floor, adjacent to the laundry area, there is a shower area that is in disrepair. It lacks a shower door or curtain and the floor is covered with a significant accumulation of debris, dust, and miscellaneous objects. The shower walls are stained and in unsanitary condition.
- k. The bathroom countertop is in a state of disrepair. Sections of the countertop are cracked or missing.
- l. The cistern does not appear to be properly maintained. There are visible cracks to the lid, increasing the risk of infiltration of pests, surface water and other environmental contaminants to the water source.
- m. The roof appears to be in poor condition. Please ensure the roof is in a state of good repair to prevent further ceiling damage.
- n. The front and rear entrance doors are in a state of disrepair, with visible damage to the doorknobs, broken glass panels, and the tenants are currently relying on makeshift measures to keep the doors secured and weatherproofed.

**AND WHEREAS** such inspection disclosed that the following breaches of the Housing Regulation, Alberta Regulation 173/99, and the Minimum Housing and Health Standards and the Nuisance and General Sanitation Regulation, Alberta Regulation 243/2003 exist in and about the above noted premises, namely:

- a. Multiple electrical outlets and light switches are missing electrical outlet covers or switch plates. 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. In various areas of the dwelling the flooring, walls and ceiling are in a state of disrepair. This is in contravention of Section 5(a)(b) 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. 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. 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.”
- c. The oven door is in a state of disrepair. This is in contravention of Section 14(a)(iv) of the Minimum Housing and Health Standards which states “Every housing premises shall be provided with a food preparation area, which includes: 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).”
- d. In a section of the basement, the concrete flooring is cracked, exposing the wastewater plumbing line. This is in contravention of Section 6(a) of the Minimum Housing and Health Standards which states “Every housing premises shall be connected to the public sewage system, or to an approved private sewage disposal system. 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.”
- e. The septic system does not appear to be code compliant. The following was observed: the concrete lid is not securely fastened to the system and the lid appears to be weathered with cracks around the edges. The electrical conduit and other components are not enclosed

and therefore, are exposed to the open environment. A black tube is extending above ground from the septic system, which appears to be serving as an effluent discharge line. This is in contravention of Section 6(a) of the Minimum Housing and Health Standards which states “Every housing premises shall be connected to the public sewage system, or to an approved private sewage disposal system. 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.”

- f. All the bedroom windows in the dwelling are missing their windowpanes and have been boarded up, and this condition extends to the majority of the windows throughout the entire dwelling. 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.”
- g. Observed mouse droppings under the kitchen sink and in the basement area. 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. Smoke alarms are either not functional or missing throughout the dwelling. This is in contravention of Section 12 & Section 12(a) 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. Smoke alarms shall be operational and in good repair at all times.”
- i. In the basement, the toilet system has been disconnected from the flooring, and visible fecal matter is present on the ground immediately surrounding the toilet area. Additionally, there is an exposed opening in the concrete slab. This is in contravention of Section 6(c) of the Minimum Housing and Health Standards which states “All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.”
- j. On the main floor, adjacent to the laundry area, there is a shower area that is in disrepair. It lacks a shower door or curtain and the floor is covered with a significant accumulation of debris, dust, and miscellaneous objects. The shower walls are stained and in unsanitary condition. This is in contravention of Section 5(a) 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. 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.”
- k. The bathroom countertop is in a state of disrepair. Sections of the countertop are cracked or missing. This is in contravention of Section 1(c) of the Minimum Housing and Health Standards which states “Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.”
- l. The cistern does not appear to be properly maintained. There are visible cracks to the lid, increasing the risk of infiltration of pests, surface water and other environmental contaminants to the water source. This is in contravention of Section 11, 12 & 14(a)(c) of the Nuisance and General Sanitation Regulation AR 243/2003 which states “Where a person provides a source of water that the person intends to be used or realizes or ought to realize will be used by the public for human consumption, the person shall ensure that the

water is potable. Where under any law a potable water supply is required to be provided in or at any public place, the owner of the public place shall ensure that the equipment used for the transmission, treatment and storage of the water is maintained in adequate operating condition and in a clean and sanitary condition. The owner of a cistern that is used to hold a potable water supply intended for consumption by the public shall ensure that the cistern is maintained in a clean and sanitary condition and is not used for any other purpose.”

- m. The roof appears to be in poor condition. Please ensure the roof is in a state of good repair to prevent further ceiling damage. This is in contravention of Section 2(a) of the Minimum Housing and Health Standards which states “The roof and exterior cladding of walls shall be maintained in a waterproof, windproof and weatherproof condition.”
- n. The front and rear entrance doors are in a state of disrepair, with visible damage to the doorknobs, broken glass panels, and the tenants are currently relying on makeshift measures to keep the doors secured and weatherproofed. This is in contravention of Section 2(a) of the Minimum Housing and Health Standards which states “All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof.”

**AND WHEREAS**, by virtue of the foregoing, the above noted premises are hereby declared to be **Unfit for Human Habitation**.

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 February 13, 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 electrical outlets and light switches have their respective outlet covers or switch plates.
  - b. Ensure all damaged flooring, walls and ceiling are repaired.
  - c. Ensure the stove door is repaired.
  - d. Ensure the concrete is replaced to eliminate exposed plumbing.
  - e. Ensure the septic system is in good working order and code compliant.
  - f. Ensure all damaged windows are repaired.
  - g. Ensure mouse droppings are safely removed, and the impacted areas are cleaned and disinfected.
  - h. Ensure smoke alarms are installed and properly functioning.
  - i. Ensure the basement toilet is repaired or properly capped to minimize the risk of sewer gas release and pest entry.
  - j. Ensure the shower area is cleaned up, and the floor, walls and ceiling are in a state of good repair to allow for adequate cleaning.
  - k. Ensure the bathroom countertop is repaired.
  - l. Ensure the cistern system is in a state of good repair and the water quality is tested to ensure adequacy for human consumption.
  - m. Ensure the roof is in a state of good repair.
  - n. Ensure the front and rear doors are in a state of good repair.

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 vacant and secure from unauthorized entry.

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 Ponoka, Alberta, February 5, 2026.

Confirmation of a verbal order issued to George Addai on January 30, 2026.

Executive Officer  
Alberta Health Services

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>

Copy: County of Ponoka