

**ORDER OF AN EXECUTIVE OFFICER
UNFIT FOR HUMAN HABITATION
ORDER TO VACATE
ON OR BEFORE August 3, 2026**

To: Violet R. Wells
"the Owner"

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

RE: Those housing premises located in Ponoka County, Alberta and municipally described as:
432058 Range Road 250

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 **Unfit for Human Habitation**.

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 August 3, 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 that a supply of potable water is provided to the rental dwelling.
 - b. Ensure that smoke alarms are installed in locations between rooms designated for sleeping and the remainder of the dwelling.
 - c. Ensure that a bathtub or shower facility is installed within the dwelling.
 - d. Ensure that a handwashing sink is installed in the main washroom.
 - e. Ensure that the toilet is repaired and restored to proper working condition.
 - f. Ensure that all rodent droppings are removed using appropriate cleaning and disinfection procedures, and that effective pest control measures are implemented to eliminate the rodent infestation and prevent recurrence.
 - g. Ensure that all electrical outlets are fitted with their respective cover plates and switch plates.
 - h. Ensure that a smooth, non-absorbent and easily cleanable flooring is properly installed in the main washroom.
 - i. Ensure that finished flooring is properly installed at the front entrance.
 - j. Ensure that the stove is repaired or replaced.

- k. Ensure that the kitchen cupboards are repaired and maintained in good working condition.
 - l. Ensure that all missing exterior cladding is installed and any damaged exterior cladding is properly repaired.
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 vacant and secure 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. Potable water is not being supplied on the premises.
- b. No smoke alarms were observed to be installed within the dwelling.
- c. No bathtub or shower facility is provided within the dwelling.
- d. No handwashing sink is installed in the main floor bathroom of the dwelling.
- e. The toilet located on the main floor was observed to be non-functional.
- f. A significant accumulation of rodent droppings was observed within the sink base cabinet in the kitchen area.
- g. Multiple electrical outlets throughout the rental accommodation were observed to be missing their respective cover plates or switch plates, creating an electrical safety concern.
- h. The main floor washroom has no flooring installed, leaving the crawl space exposed.
- i. A large section of flooring near the front entrance was also missing, exposing the subflooring.
- j. The kitchen stove is not functional.
- k. Multiple cupboard doors and drawers are missing within the kitchen area, resulting in unfinished and exposed storage compartments.
- l. The exterior cladding on the building is incomplete and in poor repair, with multiple sections composed of exposed, weathered plywood and deteriorated sheet material that do not provide adequate protection from weather or pests.

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. Potable water is not being supplied on the premises. This is in contravention of the Minimum Housing and Health Standards section 9 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."
- b. No smoke alarms were observed to be installed within the dwelling. This is in contravention of the Minimum Housing and Health Standards section 12 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. No bathtub or shower facility is provided within the dwelling. This is in contravention of the Minimum Housing and Health Standards section 7 which states “Except where exempt by regulation, 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.”
- d. No handwashing sink is installed in the main floor bathroom of the dwelling. This is in contravention of the Minimum Housing and Health Standards section 7 which states “Except where exempt by regulation, 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.”
- e. The toilet located on the main floor was observed to be non-functional. This is in contravention of the Minimum Housing and Health Standards section 6(a) 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.”
- f. A significant accumulation of rodent droppings was observed within the sink base cabinet in the kitchen area. This is in contravention of the Minimum Housing and Health Standards section 16(a) which states “The owner shall ensure that the housing premises are free of insect and rodent infestations.”
- g. Multiple electrical outlets throughout the rental accommodation were observed to be missing their respective cover plates or switch plates, creating an electrical safety concern. This is in contravention of the Minimum Housing and Health Standards section 11 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.”
- h. The main floor washroom has no flooring installed, leaving the crawl space exposed. This is in contravention of the Minimum Housing and Health Standards section 5(a) 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 watertight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower.”
- i. A large section of flooring near the front entrance was also missing, exposing the subflooring. This is in contravention of the Minimum Housing and Health Standards section 5 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.”
- j. The kitchen stove is not functional. This is in contravention of the Minimum Housing and Health Standards section 14(a)(iv) 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).”
- k. Multiple cupboard doors and drawers are missing within the kitchen area, resulting in unfinished and exposed storage compartments. This is in contravention of the Minimum Housing and Health Standards section 14(a)(ii)(III) which states “Every housing premises shall

be provided with a food preparation area, which includes, cupboards or other facilities suitable for the storage of food and a counter or table used for food preparation which shall be of sound construction and furnished with surfaces that are easily cleaned.”

I. The exterior cladding on the building is incomplete and in poor repair, with multiple sections composed of exposed, weathered plywood and deteriorated sheet material that do not provide adequate protection from weather or pests. This is in contravention of the Minimum Housing and Health Standards section 2(a) which states “The roof and exterior cladding of walls shall be maintained in a waterproof, windproof and weatherproof condition.”

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 County, Alberta, July 27, 2026.

Confirmation of a verbal order issued by email to Mike Wells on July 27, 2026.

(Original Signed)

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>.

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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Ponoka • Ponoka Community Health Centre • Environmental Public Health

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<https://www.ahs.ca/eph>