

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

To: Raven Meadows Inc.
Phil Oatway
Dick Veenstra
Suzanne Veenstra
“the Owners”

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

RE: Those housing premises located in County of Wetaskiwin, Alberta and municipally described as: 454065A Highway 22, NW-30-45-6-W5M

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. The gas utility has been turned off.
- b. There is water infiltration through the living room ceiling.
- c. There is water infiltration into the basement area.
- d. There are no smoke alarms.
- e. The exterior deck is weathered, worn and rotted.
- f. The exterior deck has no guard rail or handrail.
- g. The exterior cladding materials (shingles, soffits, fascia and eavestroughs) are weathered, missing or damaged.
- h. The basement windows do not have an exterior storm window.
- i. There are cracks in the foundation.
- j. There was evidence of mouse infestation.
- k. The electrical system is in disrepair.

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. The gas utility has been turned off. This condition is contrary to section 8(d) of the Public Health Act, Minimum Housing and Health Standards July 20, 1999 revised June 30, 2012, which states: “Every owner must ensure a continuous supply of electricity, water and heat unless the rental agreement stipulates that such utility services are the sole responsibility of the occupant.”
- b. There is water infiltration through the living room ceiling. This condition is contrary to section 1(c) of the Public Health Act, Minimum Housing and Health Standards July 20,

- 1999 revised June 30, 2012, which states: “Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.”
- c. There is water infiltration into the basement area. This condition is contrary to section 1(b) 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.”
 - d. There are no smoke alarms. This condition is contrary to section 1(b) 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.”
 - e. The exterior deck is weathered, worn and rotted. This condition is contrary to section 1(c) of the Public Health Act, Minimum Housing and Health Standards July 20, 1999 revised June 30, 2012, which states: “Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.”
 - f. The exterior deck has no guard rail or handrail. 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 shall comply with the requirements of the Alberta Building Code or a Professional Engineer design.”
 - g. The exterior cladding materials (shingles, soffits, fascia and eavestroughs) are weathered, missing or damaged. 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.”
 - h. The basement windows do not have an exterior storm window. This condition is contrary to section 2(b)(ii) of the Public Health Act, Minimum Housing and Health Standards July 20, 1999 revised June 30, 2012, which states: “In housing premises intended for use during the winter months, windows in habitable rooms shall protect against cold weather through the provision of a storm sash, double glazing, or other durable thermal/air resistant barrier as may be approved by the Executive Officer.”
 - i. There are cracks in the foundation. This condition is contrary to section 1(b) 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.”
 - j. There was evidence of mouse infestation. This condition is contrary to section 16(a) of the Public Health Act, Minimum Housing and Health Standards July 20, 1999 revised June 30, 2012, which states: “The owner shall ensure that the housing premises are free of insect and rodent infestations.”
 - k. The electrical system is in disrepair. 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 **Unfit for Human Habitation**.

NOW THEREFORE, I hereby **ORDER** and **DIRECT**:

1. That the occupants vacate the above noted premises on or before September 30, 2023.
2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. The owner is to arrange with the gas company to have the gas service turned back on by 5:00 pm, Friday, September 8, 2023.
 - b. The owner is to install a smoke alarm on the main floor in the hallway serving the bedrooms and one smoke alarm in the basement by Monday, September 11, 2023.
 - c. All of the other work required by this Order and inspection report is to be completed and inspected before being re-occupied.
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 Wetaskiwin, Alberta, September 8, 2023.

Confirmation of a verbal order issued to Phil Oatway on September 6, 2023.

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
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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