

## ORDER OF AN EXECUTIVE OFFICER

**To:** 310117 Alberta Ltd.  
Regina Donnelly  
The Realty Store  
“the Owners”

**RE:** Those housing premises located in Red Deer, Alberta and municipally described as:  
4614 50 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, namely:

- a. The exposed pipe in the basement bathroom ceiling is leaking.
- b. The ceiling in the basement bathroom is water damaged with evidence of rotting materials and mold growth.
- c. Windows in the dwelling, including in the living room and in the upstairs bedrooms, are unable to be secured.
- d. The pane of glass in the dining room is not properly fitted in the frame.
- e. Bathrooms are not equipped with natural or mechanical ventilation.

**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 exposed pipe in the basement bathroom ceiling is leaking. This condition is contrary to section 6(a) 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, pumpout sewage holding tanks, septic tanks and the disposal system shall be maintained in a proper operating condition.”
- b. The ceiling in the basement bathroom is water damaged with evidence of rotting materials and mold growth. This condition is contrary to 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.”
- c. Windows in the dwelling, including in the living room and in the upstairs bedrooms, are unable to be secured. This condition is contrary to section 3(a) of the Minimum Housing and Health Standards, which states: “Exterior windows and doors shall be capable of being secured.”
- d. The pane of glass in the dining room is not properly fitted in the frame. This condition is contrary to section 2(b)(i) 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.”

- e. Bathrooms are not equipped with natural or mechanical ventilation. This condition is contrary to 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."

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

1. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
  - a. Ensure the source of the leak is confirmed and necessary repairs are completed to mitigate the source of the leak.
  - b. Replace and/or repair all materials that are water damaged. All materials which have mold present must be remediated as per current accepted guidelines.
  - c. Ensure that all exterior windows are capable of being secured.
  - d. Ensure that the dining room window is repaired.
  - e. Ensure that both bathrooms are provided with natural or mechanical ventilation.
2. The work referred to in paragraph 1 shall be completed by March 1, 2026.

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 Red Deer, Alberta, December 8, 2025.

Confirmation of a verbal order issued to Sarina Nepoose on December 8, 2025.

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>

Template revised April 17, 2024