

**ORDER OF AN EXECUTIVE OFFICER
CLOSED FOR TENANT ACCOMMODATION PURPOSES
ORDER TO VACATE ON OR BEFORE August 31, 2026**

To: Earl Otto Mark Burghardt
"the Owner"

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

RE: Those housing premises located in Wetaskiwin County, Alberta and municipally described as: 465013 Range Road 253 within SW 34-46-25 W4M

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 **Closed for Tenant Accommodation Purposes**.

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 31, 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. The installation of a building code compliant stairway and landing to the second-floor exterior door, or that the door be made unopenable.
 - b. Repair the leaking sewage line located in the basement.
 - c. Prevent rodent infestation in the dwelling through appropriate rodent-proofing methods and clean up all rodent fecal materials.
 - d. Assess and repair the identified foundation crack(s).
 - e. Install an emergency egress compliant window in the main-floor bedroom.
 - f. Install electrical panel covers.
 - g. Repair the wall and floor surfaces of the main-floor and basement washrooms.
 - h. Repair the main-floor walls.
 - i. Repair or remove water/moisture damaged building materials, as needed.
 - j. That the dwelling be made to be fully weatherproof.
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 closed for tenant accommodation purposes and secured 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. The openable second-floor exterior door exits into open space and is missing the required stairs and landing.
- b. A section of sewage plumbing is heavily corroded and is leaking sewage effluent in the basement.
- c. Evidence of a rodent infestation is present in the dwelling.
- d. A significant crack is present in the attached garage's foundation wall.
- e. The main-floor bedroom windows do not meet the minimum emergency egress openable area.
- f. Exposed electrical connections are present at the dwelling's electrical panels.
- g. The surfaces of the main-floor and basement washrooms are in disrepair.
- h. The walls of the main-floor are in disrepair.
- i. Building materials in the basement contain a moisture content that may promote mould or rot.
- j. Multiple areas of the building's exterior are not adequately weatherproofed.

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. The openable second-floor exterior door exits into open space and is missing the required stairs and landing. This contravenes section 5(2) of the Housing Regulation, AR 173/99, which states that: "No person shall cause or permit any condition in housing premises that is or may become injurious or dangerous to the public health, including any condition that may hinder in any way the prevention or suppression of disease."
- b. A section of sewage plumbing is heavily corroded and is leaking sewage effluent in the basement. This contravenes section 6(a) of the Minimum Housing and Health Standards, which states 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."
- c. Evidence of a rodent infestation is present in the dwelling. This contravenes section 16(a)(i-iii) of the Minimum Housing and Health Standards, which state that: "The owner shall ensure that the housing premises are free of insect and rodent infestations. (i) all situations requiring the application of pesticides shall be conducted in accordance with the Environmental Protection and Enhancement Act and regulation; and (ii) whenever a pesticide is applied in a dwelling, the occupant shall be notified in accordance with the latest edition of the Environmental Code of Practice for Pesticides published by Alberta Environmental Protection. (iii) it is the occupant's responsibility to allow access in accordance to the Residential Tenancy Act to do whatever is necessary to ensure the dwelling unit is ready for pesticide application."
- d. A significant crack is present in the attached garage's foundation wall. This contravenes section 1(b) of the Minimum Housing and Health Standards, which states that: "Basements, cellars or crawl spaces shall be structurally sound, maintained in good repair and free from water infiltration and accumulation."

- e. The main-floor bedroom windows do not meet the minimum emergency egress openable area. This contravenes section 3(b)(ii) of the Minimum Housing and Health Standards, which states 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)."
- f. Exposed electrical connections are present at the dwelling's electrical panels. 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."
- g. The surfaces of the main-floor and basement washrooms are in disrepair. This contravenes section 5(a) of the Minimum Housing and Health Standards, which states that: "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."
- h. The walls of the main-floor 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."
- i. Building materials in the basement contain a moisture content that may promote mould or rot. 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. Multiple areas of the building's exterior are not adequately weatherproofed. This contravenes sections 2(a) and 2(b)(i) of the Minimum Housing and Health Standards, which state that: "The roof and exterior cladding of walls shall be maintained in a waterproof, windproof and weatherproof condition," and that "all windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof."

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, August 20, 2026

Confirmation of a verbal order issued to Earl Otto Mark Burghardt on August 20, 2026.

Executive Officer
Environmental Health Officer

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>.

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

Template revised June 2, 2026