

**ORDER OF AN EXECUTIVE OFFICER
CLOSED FOR TENANT ACCOMMODATION PURPOSES
ORDER TO VACATE ON OR BEFORE September 8, 2026**

To: Martom Enterprises Ltd.
Thomas Watts
“the Owners”

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

RE: Those housing premises located in Lacombe, Alberta and municipally described as:
1 - 4718 47 Avenue.

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 September 8, 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 the home is supplied with potable water of sufficient volume, pressure and temperature. The plumbing system must be free from leaks and in a proper operating condition.
 - b. Ensure an operational smoke detector is installed.
 - c. Ensure all electrical wiring and missing electric plates are properly installed and maintained in good and safe condition.
 - d. Ensure that all damaged walls and floors are repaired or replaced. Walls and floors must be maintained in good repair, free of cracks, holes, and loose or lifting coverings, and in a condition that is easy to clean. Ensure that the walls and flooring in the washroom are smooth, moisture-resistant, and easy to clean. Joints between walls, the floor and ceiling must be watertight.
 - e. Ensure that the interior stairway is equipped with a handrail that is in good condition and in compliance with the Alberta Building Code or a Professional Engineer design.
 - f. Ensure that exterior bedroom windows are capable of being secured.
 - g. Ensure the washroom is supplied with mechanical or natural ventilation.
 - h. Ensure the front door is repaired.
 - i. Ensure insect screens on exterior windows are supplied and in good repair.

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. No potable water is supplied to the housing premises.
- b. No operational smoke alarm is installed outside the bedrooms.
- c. Electrical wiring is protruding from electrical fixtures and wall openings in the living room, hallways, and kitchen, and electrical outlets and switches throughout the housing premises are missing protective cover plates.
- d. Flooring in the bathroom, kitchen, and entrance area is damaged, with deteriorated, exposed, and unsealed underlying surfaces. Walls throughout the housing premises are in disrepair, with numerous areas of exposed patching compound that have not been painted or otherwise sealed.
- e. A handrail is not provided along the interior stairway.
- f. The bedroom windows cannot be securely locked.
- g. The washroom is not provided with operational mechanical ventilation or a window for natural ventilation.
- h. The front entrance door is damaged, with significant peeling paint on the exterior surface and a damaged upper deadbolt locking mechanism.
- i. The bedroom windows are not provided with adequate pest proof insect screens.

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. No potable water is supplied to the housing premises. This is in contravention of Section 9 of the Minimum Housing and Health Standards which states: "Every building used in whole or in part, as housing premises shall be supplied with a potable water supply of sufficient volume, pressure and temperature to serve the needs of the inhabitants."
- b. No operational smoke alarm is installed outside the bedrooms. This is in contravention of Section 12 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. (a) Smoke alarms shall be operational and in good repair at all times."
- c. Electrical wiring is protruding from electrical fixtures and wall openings in the living room, hallways, and kitchen, and electrical outlets and switches throughout the housing premises are missing protective cover 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."
- d. Flooring in the bathroom, kitchen, and entrance area is damaged, with deteriorated, exposed, and unsealed underlying surfaces. Walls throughout the housing premises are in

disrepair, with numerous areas of exposed patching compound that have not been painted or otherwise sealed. 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. (a) 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."

- e. A handrail is not provided along the interior stairway. This is in contravention of Section 3(c)(i) of the Minimum Housing and Health Standards 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."
- f. The bedroom windows cannot be properly secured or locked. This is in contravention of Section 3(a) of the Minimum Housing and Health Standards which states: "Exterior windows and doors shall be capable of being secured."
- g. The washroom is not provided with operational mechanical ventilation or natural ventilation. This is in contravention of 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."
- h. The front entrance door is damaged, with significant peeling paint on the exterior surface and a damaged upper deadbolt locking mechanism. This is in contravention of 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."
- i. The bedroom windows are not provided with effective screens. This is in contravention of Section 2(b)(iii) of the Minimum Housing and Health Standards which states: "During the portion of the year when there is a need for protection against flies and other flying insects, every window or other device intended for ventilation shall be supplied with effective screens."

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 Lacombe, Alberta, August 28, 2026.

Confirmation of a verbal order issued to Tom Watts on August 28, 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>.

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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Lacombe • Lacombe Community Health Centre • Environmental Public Health

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