

**ORDER OF AN EXECUTIVE OFFICER  
CLOSED FOR TENANT ACCOMMODATION PURPOSES  
ORDER TO VACATE**

**To:** Christie Chronik  
"the Owner"

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

**RE:** Those housing premises located in Wetaskiwin, Alberta and municipally described as:  
4725 49 Avenue

**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. There is no cover for the light switch adjacent to the front door.
- b. There is an exposed electrical switch in the furnace room.
- c. The walls in the bathroom are in disrepair (including along the window, adjacent to the tub, and in between the tub and the vanity).
- d. There is a significant excessive accumulation of waste (including animal feces), garbage, junk, materials, and hazardous materials (including a propane tank connected to a barbecue) inside the home.
- e. There are numerous extension cords running from a motorhome outside of the home to the interior (including through windows and doors) to power electrical devices inside the home (including the washing machine).
- f. The openable area of the window in the north bedroom upstairs was measured to be 2.28 sq. ft. (19 inches by 17.25 inches). This does not meet window egress requirements.
- g. There is an accumulation of flies throughout the premises.
- h. There are no operational smoke alarms in the premises.
- i. There is approximately one foot of water that has accumulated in the basement crawl space.
- j. The hand sink in the washroom has accumulated water and does not properly drain.
- k. The screen for the window of the south bedroom upstairs is in disrepair.
- l. There is no screen for the window in the north bedroom upstairs.
- m. There are no screens for the two windows of the main floor bedroom.
- n. The exterior wall at the foundation level on the west side of the house is deteriorating.
- o. There are holes in the stucco of the exterior walls at foundation level on the east and west sides of the house.

**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. There is no cover for the light switch adjacent to the front door and there is an exposed electrical switch in the furnace room. This is in contravention of the Minimum Housing and Health Standards, section 11 which states: "Outlets, switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition."
- b. The walls in the bathroom are in disrepair (including along the window, adjacent to the tub, and in between the tub and the vanity). 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."
- c. There is a significant excessive accumulation of waste (including animal feces), garbage, junk, materials, and hazardous materials (including a propane tank connected to a barbecue) inside the home. Furthermore, there are numerous extension cords running from a motorhome outside of the home to the interior (including through windows and doors) to power electrical devices inside the home (including the washing machine). This is in contravention of the Housing Regulation, AR 173/99, section 5(2) which states: "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."
- d. The openable area of the window in the north bedroom upstairs was measured to be 2.28 sq. ft. (19 inches by 17.25 inches). This does not meet window egress requirements. This is in contravention of the Minimum Housing and Health Standards, section 3(b)(ii) which states: "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)."
- e. There is an accumulation of flies throughout the premises. 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."
- f. There are no operational smoke alarms in the premises. This is in contravention of the Minimum Housing and Health Standards, section 12 and 12(a) which state: "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.", and "Smoke alarms shall be operational and in good repair at all times.", respectively.
- g. There is approximately one foot of water that has accumulated in the basement crawl space. This is in contravention of the Minimum Housing and Health Standards, section 1(b) which states: "Basements, cellars or crawl spaces shall be structurally sound, maintained in good repair and free from water infiltration and accumulation."
- h. The hand sink in the washroom has accumulated water and does not properly drain. This is in contravention of the Minimum Housing and Health Standards, section 6(c) and 7(a,b) which state: "Every housing premises shall be provided with a wash basin that is in the same room as the flush toilet or in close proximity to the door leading directly into the room containing the flush toilet. The basin shall be supplied with hot and cold running water, serviceable, free from leaks, trapped and vented to the outside."
- i. The screen for the window of the south bedroom upstairs is in disrepair, and there is no screen for the window in the north bedroom upstairs and for the two windows of the main floor bedroom. This is in contravention of the Minimum Housing and Health Standards, section 2(b)(iii) 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.”

- j. The exterior wall at the foundation level on the west side of the house is deteriorating, and there are holes in the stucco of the exterior walls at foundation level on the east and west sides of the house. 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.”

**AND WHEREAS**, by virtue of the foregoing, the above noted premises are hereby declared to be **Closed for Tenant Accommodation Purposes**.

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

1. That the occupants vacate the above noted premises on or before August 11, 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. Ensure a cover plate for the light switch adjacent to the front door is properly installed.
  - b. Ensure the switch in the furnace room is properly installed and maintained in a good and safe working condition.
  - c. Ensure the walls in the bathroom are smooth, non-absorbent to moisture and easy to clean. All walls should form a watertight joint with each other, the floor, the ceiling, and the bathtub.
  - d. Ensure the nuisance conditions are remediated and the premises is in a clean and sanitary condition.
  - e. Ensure the home and electrical devices are provided with an appropriate and safe continuous supply of electricity.
  - f. Ensure the window in the north bedroom upstairs provides an unobstructed opening with an area not less than 0.35 square metres (3.8 sq. ft.) with no dimension less than 380 mm (15 inches).
  - g. Ensure the premises is free of insect infestation.
  - h. Ensure functional smoke alarms are installed between each sleeping area and the remainder of the suite; and, where hallways serve the sleeping areas, ensure the smoke alarms are installed within the hallway.
  - i. Ensure the basement crawl space is structurally sound, maintained in good repair, and free from water infiltration and accumulation.
  - j. Ensure the hand sink in the washroom is properly maintained so that it drains properly.
  - k. Ensure the windows are supplied with effective screens.
  - l. Ensure the exterior walls are maintained in a waterproof, windproof and weatherproof condition.
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 closed for tenant accommodation purposes.

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, July 26, 2023  
Confirmation of a verbal order issued to Christie Chronik on July 25, 2023.

Executive Officer  
Environmental Health Officer

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>

Copy: Tara Beauchamp, City of Wetaskiwin

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Wetaskiwin • Wetaskiwin Community Health Centre • Environmental Public Health

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