

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

To: Brett Borle
"the Owner"

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

RE: Those housing premises located in Red Deer, Alberta and municipally described as:
4746 53 Street – Unit 2

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, in contravention of the Public Health Act and Nuisance and General Sanitation Regulation, Alberta Regulation 243/2003 namely:

- a. The floorboards in the kitchen, living room, and hallway were found to be damaged and/or exhibiting gaps between individual boards.
- b. A section of the wall in the kitchen sink cupboard was observed to be in disrepair or missing.
- c. Evidence of mold was observed on several areas of the bedroom wall/ledge. Excessive moisture and pooling water was observed on windows and window tracks. The relative humidity in the suite ranged from 55.9% to 66.2%.
- d. The bedroom window dimensions are 12 inches by 24 inches, with an unobstructed openable area of 288 sq. inches. Additionally, the living room area is being used as a bedroom for sleeping purposes. The window in the living room area measures 13 inches by 23.5 inches. The unobstructed openable area of this window is 305.5 sq. inches.

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 floorboards in the kitchen, living room, and hallway were found to be damaged and/or exhibiting gaps between individual boards. This is in contravention of 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." This is also in contravention of section 5(b) of the Minimum Housing and Health Standards which states that: "Rooms and sections of rooms that are used for food preparation and cooking shall have walls and floors constructed of materials which do not provide harbourage to dirt grease, vermin and bacteria and that are easily kept clean."

- b. A section of the wall in the kitchen sink cupboard was noted to be in disrepair or missing. This is in contravention with section 5(b) of the Minimum Housing and Health Standards which states that: “Rooms and sections of rooms that are used for food preparation and cooking are constructed of materials which may provide harbourage to dirt, grease, vermin and bacteria and that cannot be easily kept clean.”
- c. Evidence of mold was observed on several areas of the bedroom wall/ledge at the time of inspection. Moisture was noted to be pooling on windows and window tracks. The relative humidity in the suite was noted to be at around 55.9-66.2%. This is in contravention with 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.”
- d. The openable windows in the kitchen/living room area and bedroom were measured to have an openable area of 13 inches by 23.5 inches and 12 inches by 24 inches respectively. This is in contravention of section 3(b)(ii) of the Minimum Housing and Health Standards which states that: “Windows referred to in section 3(b)(i) shall provide unobstructed openings with areas not less than 0.35m² (3.8ft²), with no dimension less than 380mm (15”).”

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 Owner(s) takes all steps necessary to ensure all Occupants vacate the above noted premises on or before March 26, 2026.
2. 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 floors are repaired or replaced to a condition that is smooth, non-absorbent, and easy-to-clean.
 - b. Ensure the damaged/missing wall in the kitchen sink cupboard is repaired.
 - c. Ensure all materials with visible mold growth are properly cleaned or remediated in accordance with current, accepted guidelines. Any interior materials that show evidence of water damage must be repaired or replaced. Investigate and identify the source of moisture contributing to the mold growth and ensure measures are taken to mitigate the excessive moisture accumulation.
 - d. Ensure emergency egress windows are in compliance with the requirements outlined in the Minimum Housing and Health Standards.
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 Red Deer, Alberta, February 25, 2026.
Confirmation of a verbal order issued to Megan Hoff on February 24, 2026.

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
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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