

**ORDER OF AN EXECUTIVE OFFICER
UNFIT FOR HUMAN HABITATION
ORDER TO VACATE**

To: R V B Managements Ltd.
Robert Baich
“the Owners”

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

RE: Those housing premises located in Innisfail, Alberta and municipally described as:
Unit A - 4803 45 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, in contravention of the Public Health Act and the Nuisance and General Sanitation Regulation, Alberta Regulation 243/2003 namely:

- a. An electrical switch in the upstairs living room was covered with duct tape.
- b. Walls, floors, and ceilings throughout the premises were damaged (i.e. chipped walls, floor/wall trim was missing, and flooring was duct taped in various locations throughout the premise).
- c. A severe and pervasive amount of fecal matter and flies were observed throughout the premises.
- d. The washroom shower walls and caulking were damaged and not forming watertight seals.
- e. The window in the middle bedroom was not openable (i.e. duct taped shut with solid vinyl blinds).
- f. Handrails were missing on the interior stairway leading from downstairs to the upstairs.
- g. The premises was packed with extreme amounts of clutter limiting mobility and access throughout the home as well as posing a potential fire hazard.
- h. No smoke alarm was installed outside of the bedrooms.
- i. The shower faucets were corroded and in a state of disrepair.
- j. The washroom ventilation fan was not operational.

AND WHEREAS such inspection disclosed that the following breaches of the Housing Regulation, Alberta Regulation 173/99, the Minimum Housing and Health Standards and the Nuisance and General Sanitation Regulation, Alberta Regulation 243/2003 exist in and about the above noted premises, namely:

- a. An electrical switch in the upstairs living room was covered in duct tape. This is in contravention of Section 11 of the Minimum Housing and Health Standards which states, “Outlets, switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition.”

- b. Walls, floors, and ceilings throughout the premises were damaged (i.e. chipped walls, floor/wall trim was missing, and flooring was duct taped in various locations throughout the premise). This is in contravention of Section 5 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.”
- c. A severe and pervasive amount of fecal matter and flies were observed throughout the premises. This is in contravention of Section 16 of the Minimum Housing and Health Standards which states, “The owner shall ensure that all rooms and other areas used in common by the occupants of the individual dwellings are maintained in a clean and sanitary condition.” This is also in contravention of Section 2(1) of the Nuisance and General Sanitation Regulation which states, “No person shall create, commit or maintain a nuisance.”
- d. Washroom shower walls and caulking were brown and not forming watertight seals. This is in contravention of Section 5(a) of the Minimum Housing and Health Standards 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.”
- e. The window in the middle bedroom was duct taped shut with solid vinyl blinds from the interior and was not openable. This is in contravention of Section 3(b)(i) of the Minimum Housing and Health Standards which states, “Each bedroom shall have at least one outside window which may be opened from the inside without the use of tools or special knowledge.”
- f. Handrails were missing on the interior stairway from the downstairs to the upstairs. 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.”
- g. The premises was packed with extreme amounts of clutter limiting mobility and access throughout the home as well as posing a potential fire hazard. This is in contravention of Section 16 of the Minimum Housing and Health Standards which states, “The owner shall ensure that all rooms and other areas used in common by the occupants of the individual dwellings are maintained in a clean and sanitary condition.” This is also in contravention of Section 2(1) of the Nuisance and General Sanitation Regulation which states, “No person shall create, commit or maintain a nuisance.”
- h. No smoke alarm was installed outside of 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.”
- i. The shower faucets were corroded and in disrepair. This is in contravention of 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.”

- j. The washroom ventilation fan was not operational. 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.”

AND WHEREAS, by virtue of the foregoing, the above noted premises are hereby declared to be **Unfit for Human Habitation**.

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 May 1, 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 the electrical switch is repaired or replaced so that it is maintained in a good and safe working condition.
 - b. Ensure all walls, windows, ceilings, floors, and floor coverings are repaired or replaced so they are maintained in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean.
 - c. Ensure all fecal matter is removed and all impacted areas are properly cleaned, disinfected, and remediated.
 - d. Ensure washroom shower walls and caulking are repaired or replaced and form watertight seals.
 - e. Ensure all bedroom windows comply with emergency egress requirements as outlined in the Minimum Housing and Health Standards. Bedroom windows must be openable from the inside without the use of tools or special knowledge.
 - f. Ensure a handrail is installed on interior stairway and is compliant with the requirements outlined in the Minimum Housing and Health Standards.
 - g. Remove all excessive clutter from the premises.
 - h. Ensure a functioning smoke alarm is installed outside of the bedrooms.
 - i. Ensure shower faucets are repaired or replaced so they are in good working condition.
 - j. Ensure the ventilation fan is repaired or replaced and is fully operational.
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 vacant and secure from unauthorized entry.

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, April 9, 2026.

Confirmation of a verbal order issued to Kathy Olson (Property Manager, R V B Managements Ltd.) on April 9, 2026.

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
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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