

ORDER OF AN EXECUTIVE OFFICER

To: 1301109 Alberta Ltd.
James Kaminski
"the Owners"

RE: Those housing premises located in Wetaskiwin, Alberta and municipally described as:
4919 49 Street

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. The rental premises is not supplied with heat or electricity.
- b. The kitchen refrigerator/ freezer does not have power and is inoperable.
- c. The kitchen stove/oven does not have power and is inoperable.
- d. The openable second-floor exterior door exits into open space. There is no staircase or landing present on the exterior of the door.
- e. A propane powered electric generator was operating inside of the rental premises, creating a fire hazard and a risk of carbon monoxide poisoning.
- f. The rental premises does not contain a smoke detector.
- g. The southeast bedroom window does not meet emergency egress requirements. The openable area is insufficient, and the window does not remain open, further obstructing egress.
- h. No hot water supply is available in the rental premises.
- i. Electrical outlets and boxes throughout the rental were missing their covers or plates.
- j. The stairway and hallways in the rental are not adequately illuminated.
- k. The stairway handrails from the ground level exterior door to the second floor of the rental premises is not continuous.
- l. The faucet at the washroom sink is not secured.

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 rental premises is not supplied with heat or electricity. This contravenes section 8(d) of the Minimum Housing and Health Standards, which states that: "Every owner of a housing premises shall ensure a continuous supply of electricity, water and heat unless the rental agreement stipulates that such utility services are the sole responsibility of the occupant."
- b. The kitchen refrigerator/ freezer does not have power and is inoperable. This contravenes section 14(a)(iv) of the Minimum Housing and Health Standards, which states that: "Every housing premises shall be provided with a food preparation area, which includes: a stove and a refrigerator that are maintained in a safe and proper operating condition. The refrigerator shall be capable of maintaining a temperature of 4 degrees C. (40°F)."

- c. The kitchen stove/oven does not have power and is inoperable. This contravenes section 14(a)(iv) of the Minimum Housing and Health Standards, which states that: "Every housing premises shall be provided with a food preparation area, which includes: a stove and a refrigerator that are maintained in a safe and proper operating condition. The refrigerator shall be capable of maintaining a temperature of 4 degrees C. (40°F)."
- d. The openable second-floor exterior door exits into open space. There is no staircase or landing present on the exterior of the door. 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."
- e. A propane powered electric generator was operating inside of the rental premises, creating a fire hazard and a risk of carbon monoxide poisoning. 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."
- f. The rental premises does not contain a smoke detector. This contravenes section 12 of the Minimum Housing and Health Standards, which states that: "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."
- g. The southeast bedroom window does not meet emergency egress requirements. The openable area is insufficient, and the window does not remain open, further obstructing egress. This contravenes 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 (3.8 ft².) with no dimension less than 380 mm (15")."
- h. No hot water supply is available in the rental premises. This contravenes section 9(a) of the Minimum Housing and Health Standards, which states that: "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. (a) All hot running water shall be maintained at a temperature of not less than 46°C (114°F), and not more than 60°C (140°F) measured at the plumbing fixture."
- i. Electrical outlets and boxes throughout the rental were missing their covers or plates. 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."
- j. The stairway and hallways in the rental premises are not adequately illuminated. 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."
- k. The stairway handrails from the ground level exterior door to the second floor of the rental premises is not continuous. This contravenes section 3(c)(i) of the Minimum Housing and Health Standards, which states that: "Handrails shall be maintained in good repair and shall comply with the requirements of the Alberta Building Code or a Professional Engineer design."
- l. The faucet at the washroom sink is not secured. 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.”

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

1. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Ensure the premises is supplied with electricity and heat.
 - b. Ensure the fridge/freezer has power and is in proper operating condition.
 - c. Ensure the stove/oven has power and is in proper operating condition.
 - d. Ensure the safety/fall hazard associated with the second-floor exit door is addressed. Any work completed must be in compliance with the requirements of the Alberta Building Code or a Professional Engineer design.
 - e. Ensure that the propane powered electric generators are not used in the interior of the rental premises.
 - f. Install operable smoke detectors in the rental accommodation.
 - g. Install an emergency egress window in the southeast bedroom that is in compliance with the requirements of the Minimum Housing and Health Standards.
 - h. Ensure the premises is supplied with hot water.
 - i. Ensure all electrical boxes and outlets are appropriately covered or protected.
 - j. Ensure lighting in the premises is supplied with power and in proper operating condition.
 - k. Ensure that the stairway handrails are repaired and in compliance with the requirements of the Alberta Building Code or a Professional Engineer design.
 - l. Secure the washroom sink faucet to the sink basin.
2. The work referred to in paragraph 1 sections (a), (b), (c), (e) and (h) shall be completed by 12:00 PM, October 7, 2026.
3. The work referred to in paragraph 1 section (f) shall be completed by October 9, 2026.
4. The work referred to in paragraph 1 section (d), (i), (j), (k), and (l) shall be completed by October 31, 2026.
5. The work referred to in paragraph 1 section (g) shall be completed by December 2, 2026.

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, October 6, 2026

Confirmation of a verbal order issued to James Kaminski on October 2, 2026.

Executive Officer
Alberta Health Services

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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