

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

**To:** John Kennett  
"the Owner"

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

**RE:** Those housing premises located in Camrose County, Alberta and municipally described as: 49310 Range Road 214 (Part SE-20-49-21-W4)

**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. No power service to the premise resulting in non-operational outlets, switches, and fixtures.
- b. Since there is no power, the well is not operational.
- c. Without power, the furnace is not operational.
- d. Suspected water issue in the basement. Significant humidity and dampness noted particularly where the washer, dryer, furnace, and hot water is located.
- e. The roof has several curling asphalt shingles and seems to be in disrepair.
- f. Missing smoke alarms between each sleeping area.
- g. Evidence of mice infestation in main floor bedroom.
- h. Missing handrails for stairs leading from the main floor to the basement and for outside front steps.
- i. Wall, floor, and ceiling finishes throughout the premise are in disrepair.
- j. Missing window screens on main floor bedrooms.

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

- a. No power service to the premise resulting in non-operational outlets, switches, and fixtures. 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."
- b. Since there is no power, the well is not operational. 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 must be supplied with a potable water supply of sufficient volume, pressure and temperature to serve the needs of the inhabitants.”
- c. Without power, the furnace is not operational. This is in contravention of section 8(a) of the Minimum Housing and Health Standards which states “All heating facilities within a housing premises are to be properly installed and maintained in good working condition and be capable of safely and adequately heating all habitable rooms, bathrooms, and toilet rooms within the building.”
  - d. Suspected water issue in the basement. Significant humidity and dampness noted particularly where the washer, dryer, furnace, and hot water is located. This is in contravention of section 1(b) of the Minimum Housing and Health Standards which states “Basements, cellars or crawl spaces shall be structurally sound, maintained in good repair and free from water infiltration and accumulation.”
  - e. The roof has several curling asphalt shingles and seems to be in disrepair. This is in contravention of section 2(a) of the Minimum Housing and Health Standards which states “The roof and exterior cladding of walls shall be maintained in a waterproof, windproof and weatherproof condition.”
  - f. Missing smoke alarms between each sleeping area. 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.”
  - g. Evidence of mice infestation in main floor bedroom. Noticed loose pink insulation and mouse droppings at corner floor-wall junction. This is in contravention of section 16(a) of the Minimum Housing and Health Standards which states “The owner shall ensure that the housing premises are free of insect and rodent infestations.”
  - h. Missing handrails for stairs leading from the main floor to the basement and for outside front steps. 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.”
  - i. Wall, floor, and ceiling finishes throughout the premise are in disrepair. 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.”
  - j. Missing window screens on main floor bedrooms. 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.”

**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 August 1, 2025.

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. Resume power services to the premise.
  - b. Resume power service to the premise to ensure an operational well.
  - c. Resume power service to the premise to ensure an operational furnace.
  - d. Contact a professional structural engineer or a Safety Codes Officer (Building Discipline) to assess the basement to determine the cause of the humidity and dampness.
  - e. Ensure roof is in good repair and maintained in a waterproof, windproof, and weatherproof condition.
  - f. Install smoke alarms between sleeping areas on main floor and at basement bedroom.
  - g. Seal all exterior/interior openings and contact a professional pest control operator to eliminate any mice infestation.
  - h. Install handrails for stairs leading from main floor to basement and outside steps.
  - i. Refinish wall, floor, and ceiling finishes in each bedroom, bathroom, and kitchen area that renders it easy to clean.
  - j. Install window screens for main floor bedrooms.
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 Tofield, Alberta, July 16, 2025.

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](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>.

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**Copies of standards are available by visiting:** <https://www.alberta.ca/health-standards-and-guidelines.aspx>

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