

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

To: Fiji Acreage Ltd.
"the Owner"

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

RE: Those housing premises located in Bruce, Alberta and municipally described as:
507 – 2nd Avenue, (Plan 4834W, Block 5, Lot 15)

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. Observed evidence of water infiltration and vertical cracks on the walls in the basement. Areas of concrete floor and walls show calcium minerals leaching out of the concrete and showing as white colored crystals indicating migration of groundwater from outside.
- b. Observed evidence of wood rot on the main floor joists/ceiling of crawl space. Portions of wood have black in discolouration and indicates absorption of moisture.
- c. Significant sagging/bowing of floor in front bedroom.
- d. No handrail for stairs leading from the main floor into the basement.
- e. Deteriorated floor and wall finishes under kitchen sink cabinet.
- f. Flooring throughout the dwelling has gaps between floorboards.

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. Observed evidence of water infiltration and vertical cracks on the walls in the basement. Areas of concrete floor and walls show calcium minerals leaching out of the concrete and showing as white colored crystals indicating migration of groundwater from outside. 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 of water infiltration and accumulation."
- b. Observed evidence of wood rot on the main floor joists/ceiling of crawl space. Portions of wood have black in discolouration and indicates absorption of moisture. This is in contravention of section 1(c) of the Minimum Housing and Health Standards which states "Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced."

- c. Significant sagging/bowing of floor in front bedroom. This is in contravention of section 1(a) of the Minimum Housing and Health Standards which states “The housing premise shall be structurally sound.”
- d. No handrail for stairs leading from the main floor to the basement. 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.”
- e. Deteriorated floor and wall finishes under kitchen sink cabinet. This is in contravention of section 5(b) of the Minimum Housing and Health Standards which states “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.”
- f. Flooring throughout the dwelling has gaps between the floorboards. 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.”

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 April 4, 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. Hire a qualified professional to assess the basement. Repair/replace as necessary to ensure the premises is free of water infiltration and accumulation and structurally sound and in good repair.
 - b. Remove all floor joists showing wood rot and replace with new building materials.
 - c. Hire a qualified professional to assess the cause of the sagging/bowing floor in the front bedroom. Repair/replace as necessary to ensure a structurally sound bedroom floor.
 - d. Install handrail for stairs leading from the main floor to the basement.
 - e. Repair/replace as necessary to ensure a floor and wall finish underneath kitchen sink cabinet to render easily cleanable.
 - f. Ensure the floor throughout the dwelling is of sound construction without any gaps between floorboards.
- 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, March 17, 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
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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Copy: Beaver County

Tofield • Tofield Health Centre • Environmental Public Health

Box 1200, 5543 44 Street, Tofield, Alberta, Canada T0B 4J0

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