

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

To: Twyla Wright
Terry Lee Wright
“the Owners”

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

RE: Those housing premises located in Ponoka, Alberta and municipally described as:
5103 64 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 Nuisance and General Sanitation Regulation, Alberta Regulation 243/2003 namely:

- a. Multiple electrical outlets and light switches throughout the rental dwelling are missing outlet covers or switch plates.
- b. Flooring shows separation and signs of deterioration throughout the rental dwelling in the hallway, northeast bedroom, and kitchen area.
- c. The stove in the kitchen is not in good working order; the top right heating element doesn't function when turned on.
- d. The heating system is not being properly maintained, with significant dust, debris accumulation, and notable corrosion present.
- e. The kitchen sink's spray nozzle was leaking at the hose attachment.
- f. Smoke alarms have not been installed between the bedrooms and the remainder of the dwelling.
- g. Observed a significantly cracked and missing windowpanes in the west facing bedroom.
- h. Observed expanding foam protruding from the east side entrance door, and light between the door and frame of the north and east side entrances, indicating the doors structural integrity and seals are deteriorating.
- i. Multiple window screens across the rental dwelling are damaged or missing.

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. Multiple electrical outlets and light switches throughout the rental dwelling are missing outlet covers or switch 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.”

- b. Flooring shows separation and signs of deterioration throughout the rental dwelling in the hallway, northeast bedroom, and kitchen area. This contravenes sections 5 & 5(b) of the Minimum Housing and Health Standards, which state that: “All 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 that “rooms and sections of rooms that are used for food preparation and cooking shall have floors constructed of materials which do not provide harbourage to dirt, grease, vermin and bacteria and that are easily kept clean.”
- c. The stove in the kitchen is not in good working order; the top right heating element doesn’t function when turned on. 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 that is maintained in a safe and proper operating condition. The owner shall be responsible for the provision and operating condition of the cooking and refrigeration equipment supplied by the owner, unless the rental agreement stipulates that the tenant is responsible.”
- d. The heating system is not being properly maintained, with significant dust, debris accumulation, and notable corrosion present. This contravenes section 8(a) of the Minimum Housing and Health Standards, which states that: “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.”
- e. The kitchen sink’s spray nozzle was leaking at the hose attachment. This contravenes sections 6 (a & c), which state 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,” and that: “All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.”
- f. Smoke alarms have not been installed between the bedrooms and the remainder of the dwelling. 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. Observed a significantly cracked and missing windowpanes in the west facing bedroom. This contravenes section 2(b)(i) of the Minimum Housing and Health Standards, which states that: “All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof.”
- h. Observed expanding foam protruding from the east side entrance door, and light between the door and frame of the north and east side entrances, indicating the doors structural integrity and seals are deteriorating. This contravenes section 2(b)(i) of the Minimum Housing and Health Standards, which states that: “All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof.”
- i. Multiple window screens across the rental dwelling are damaged or missing. This contravenes section 2(b)(ii) of the Minimum Housing and Health Standards, which states that: “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 **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 April 24, 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 all missing electrical outlet covers and switch plates are replaced.
 - b. Ensure the damaged flooring in the kitchen, northeast bedroom, and hallway are repaired or replaced.
 - c. Ensure the non-functioning stove element is repaired.
 - d. Ensure the furnace system is properly maintained, and all accumulated dust/debris is removed from the system.
 - e. Ensure that the plumbing of the kitchen sink is free of water leaks.
 - f. Ensure properly functioning smoke alarms are installed between all sleeping areas and the remainder of the dwelling.
 - g. Ensure that all windows are repaired as needed and made to be weatherproof.
 - h. Ensure that the north and east facing exterior doors are in good repair and are weatherproof.
 - i. That all windows which are intended for ventilation purposes are fitted with an intact insect screen.
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 Wetaskiwin, Alberta, April 24, 2026
Confirmation of a verbal order issued to Terry Wright on April 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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