

## **ORDER OF AN EXECUTIVE OFFICER UNFIT FOR HUMAN HABITATION 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 the Nuisance and General Sanitation Regulation, Alberta Regulation 243/2003 namely:

- a. Evidence of fresh mouse droppings under the kitchen sink and cupboards throughout the kitchen.
- b. The smoke alarm in the main hallway is missing, and no smoke alarms were observed between bedrooms and the rest of the dwelling.
- c. It appears that the roofing material is not properly sealed and requires immediate repairs to prevent further water intrusion and subsequent damage to building material.
- d. Observed a significantly cracked window in the west facing bedroom.
- e. Multiple window screens across the rental dwelling are damaged or missing.
- f. The east-facing bedroom has significant mould growth within the interior portion of the wall.
- g. The east facing bedroom has walls in a state of disrepair, with large sections of the walls missing due to water infiltration damage.
- h. Observed evidence of water damage to the ceiling in the main bathroom, along with signs of deteriorating ceiling material.
- i. Observed bulging in the hallway ceiling along with notable deterioration of the ceiling material and clear evidence of water damage.
- j. Multiple electrical outlets and light switches throughout the rental dwelling are missing outlet covers or switch plates.
- k. Observed flooring that shows separation between the tiles and signs of deterioration throughout the rental dwelling, specifically in the bathroom, hallway and kitchen area.
- l. The stove in the kitchen is not in good working order; the top right heating element doesn't function when turned on.
- m. The heating system is not being properly maintained, with significant dust, debris accumulation, and notable corrosion present.
- n. In the main washroom, the ventilation system is not functioning.

- o. Observed what appears to be mould/mildew growth on the east facing exterior cladding of the mobile home. This exterior cladding borders the east facing room wall that is experiencing water infiltration and mould development.
- p. Observed expanding foam protruding from the east side entrance door, indicating the doors structural integrity or seal around it is deteriorating.
- q. The kitchen cupboards observed are in a state of disrepair and are unable to maintain their proper orientation.

**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. Evidence of fresh mouse droppings under the kitchen sink and cupboards throughout the kitchen. 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 infestation."
- b. The smoke alarm in the main hallway is missing, and no smoke alarms were observed between bedrooms and the rest of the dwelling. 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."
- c. It appears that the roofing material is not properly sealed and requires immediate repairs to prevent further water intrusion and subsequent damage to building material. 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."
- d. Observed a significantly cracked window in the west facing bedroom. This is in contravention of Section 2(b)(i) of the Minimum Housing and Health Standards which states "All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof."
- e. Multiple window screens across the rental dwelling are damaged or missing. 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."
- f. The east-facing bedroom has significant mould growth within the interior portion of the wall. This is in contravention of Section 5(2) of the Housing Regulation, AR 173/99 which states "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."
- g. The east facing bedroom has walls in a state of disrepair, with large sections of the walls missing due to water infiltration damage. 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."
- h. Observed evidence of water damage to the ceiling in the main bathroom, along with signs of deteriorating ceiling material. 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."

- i. Observed bulging in the hallway ceiling along with notable deterioration of the ceiling material and clear evidence of water damage. 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. Multiple electrical outlets and light switches throughout the rental dwelling are missing outlet covers or switch plates. 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.”
- k. Observed flooring that shows separation between the tiles and signs of deterioration throughout the rental dwelling, specifically in the bathroom, hallway and kitchen area. 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.”
- l. The stove in the kitchen is not in good working order; the top right heating element doesn't function when turned on. This is in contravention of Section 14(a)(iv) of the Minimum Housing and Health Standards which states “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).”
- m. The heating system is not being properly maintained, with significant dust, debris accumulation, and notable corrosion present. 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.”
- n. In the main washroom, the ventilation system is not functioning. 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.”
- o. Observed what appears to be mould/mildew growth on the east facing exterior cladding of the mobile home. This exterior cladding borders the east facing room wall that is experiencing water infiltration and mould development. 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.”
- p. Observed expanding foam protruding from the east side entrance door, indicating the doors structural integrity or seal around it is deteriorating. “This is in contravention of Section 2(b)(i) of the Minimum Housing and Health Standards which states “All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof.”
- q. The kitchen cupboards observed are in a state of disrepair and are unable to maintain their proper orientation. This is in contravention of Section 14(a)(ii)(iii) of the Minimum Housing and Health Standards which states “Every housing premises shall be provided with a food preparation area, which includes: cupboards or other facilities suitable for the storage of food; and a counter or table used for food preparation which shall be of sound construction and furnished with surfaces that are easily cleaned.”

**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 October 10, 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. Ensure the mice infestation is eliminated.
  - b. Ensure smoke alarms are installed and properly functioning outside of all sleeping areas and the hallways that serves the sleeping areas.
  - c. Ensure the roof is repaired adequate to stop water infiltration into the dwelling.
  - d. Ensure all cracked windows are replaced.
  - e. Ensure all damaged window screens are either repaired or replaced.
  - f. Ensure all mould is properly removed and adequate clean up is performed.
  - g. Ensure that the damaged walls in the east facing bedroom are repaired.
  - h. Ensure the damage to the ceiling in the main washroom is repaired.
  - i. Ensure the damaged ceiling in the main hallway is repaired.
  - j. Ensure all missing electrical outlet covers and switch plates are replaced.
  - k. Ensure the damaged flooring in the bathroom, kitchen and hallway are repaired.
  - l. Ensure the non-functioning stove element is repaired.
  - m. Ensure the furnace system is properly maintained, and all accumulated dust/debris is removed from the system.
  - n. Ensure the washroom mechanical ventilation is repaired and in good working order.
  - o. Ensure that the mould/mildew observed on the east-facing exterior cladding is removed and the source eliminated.
  - p. Ensure the east-facing entrance door is repaired,
  - q. Ensure the kitchen cupboards are repaired.
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 Ponoka, Alberta, September 17, 2025.

Confirmation of a verbal order issued to Terry Lee Wright on September 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](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>.

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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