

## **ORDER OF AN EXECUTIVE OFFICER CLOSED FOR TENANT ACCOMMODATION PURPOSES**

**To:** Michael Raymond Wells  
"the Owner"

**RE:** Those housing premises located in Alix, Alberta and municipally described as:  
5115 46 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 house has numerous structural, electrical, plumbing, and safety hazards throughout the premise as cited during the previous inspection of October 6, 2022.

**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 lighting fixture in the kitchen had no cover. The electrical outlet for the dryer in the basement was not properly secured. These conditions are 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. There was a hole in the wall in the basement facing the driveway. This condition 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."
- c. The cold water handle on the kitchen sink was loose. This condition is in contravention of Section 14(a)(i) of the Minimum Housing and Health Standards which states, "Every housing premises shall be provided with a food preparation area, which includes a kitchen sink that is supplied with potable hot and cold water and suitably sized to allow preparation of food, washing utensils and any other cleaning operation."
- d. Garbage and renovation/building materials were piled up in the front yard of the house. Garbage and other various items were being stored in the back room of the house. This condition is in contravention of Section 15 of the Minimum Housing and Health Standards which states, "Every housing premises shall have an adequate number of containers suitable for the storage of garbage and refuse awaiting final disposal."
- e. There was no railing installed on the stairs leading into the house. This condition 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.”
- f. The back door to the house could not be locked. One of the windows on the front of the house in the living room could not be closed properly. These conditions are in contravention of Section 3(a) of the Minimum Housing and Health Standards which states, “Exterior windows and doors shall be capable of being secured.”
  - g. The back deck was in disrepair. The addition on the side of the house near the driveway which appeared to be a greenhouse was structurally unsound. These conditions are in contravention of Section 1(a, d) of the Minimum Housing and Health Standards which states, “The housing premises shall be structurally sound. Repairs or modifications required by the Executive Officer of any structural element of the housing premises may require the design and/or supervision of a professional structural engineer or a Safety Codes Officer (Building Discipline).”
  - h. There was no hand sink installed in the bathroom. This condition is in contravention of Section 6(c) and Section 7(a, b) of the Minimum Housing and Health Standards which states, “All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside. The washbasins and bathtub or shower shall be supplied with potable hot and cold running water. The wash basin should be in the same room as the flush toilet or in close proximity to the door leading directly into the room containing the flush toilet.”
  - i. The shower was constructed of unprotected drywall. Water damage was observed in the basement from a leak in the bathtub/shower/associated water lines. These conditions are in contravention of Section 6(c) and Section 7(a) of the Minimum Housing and Health Standards which states, “All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside. The washbasins and bathtub or shower shall be supplied with potable hot and cold running water.”
  - j. There was a large air gap between the front door and the door frame. The bedroom door leading to the bedroom at the front of the house was undersized, and improperly installed with no doorknob. These conditions are 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.”
  - k. One of the windows on the back of the house was broken. This condition 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.”

**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 immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
  - a. Ensure that the lighting fixture has a cover installed in order to cover the exposed electrical connections.
  - b. Ensure that the electrical outlet for the dryer is properly secured to the wall or ceiling in order to reduce the risk of fires or electric shocks.
  - c. Repair the hole in the wall in the basement and ensure it is weatherproof.
  - d. Repair/replace the cold water handle on the kitchen sink.

- e. Properly dispose of garbage and other refuse items in the front yard and back room of the house.
  - f. Ensure railing is installed for the stairs leading into the house.
  - g. Ensure that the back door is able to be locked.
  - h. Repair/replace the window in the living room and ensure it can be closed and secure.
  - i. Repair/replace the back deck and ensure it is in good condition.
  - j. Repair/replace the addition on the side of the house and ensure it is in good condition.
  - k. Install a functional hand sink in the bathroom.
  - l. Ensure the shower walls are lined with a smooth, easily cleanable, non-absorbent material.
  - m. Identify and repair the source of the leak in the bathtub/shower/associated water lines.
  - n. Repair/replace the front door to ensure a proper seal and that it is weatherproof.
  - o. Replace the window to provide proper weatherproofing.
  - p. Replace the undersized bedroom door with a proper fitting door.
2. 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 Red Deer, Alberta, November 18, 2022  
Confirmation of a verbal order issued to Michael Raymond Wells on November 17, 2022.

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](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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