

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

To: Donald Jack Bosma
"the Owner"

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

RE: Those housing premises located in Alix, Alberta and municipally described as:
5204 - 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, in contravention of the Public Health Act and the Nuisance and General Sanitation Regulation, Alberta Regulation 243/2003 namely:

- a. The housing premises is not supplied with water.
- b. The bathroom sink and bathtub lack potable hot and cold running water, and the toilet cannot be flushed.
- c. The kitchen sink is not supplied with potable hot and cold running water.
- d. Multiple exterior windows and the side door cannot be properly secured.
- e. Several windows are cracked, and exterior doors lack appropriate weatherproofing (unsealed, damaged, missing weatherstripping). Bedroom windows are single pane.
- f. Main floor bedroom window does not meet emergency egress requirements. The measured window dimensions were 2.65ft by 1.32ft with an openable area of 3.53ft². Furthermore, the windows in the basement area, used as a bedroom and/or sleeping area, were sealed shut, caulked, taped, screwed or boarded from outside.
- g. Excessive clutter and personal belongings were observed throughout the premises, including the main level bedroom, laundry area and the basement, limiting mobility and posing a significant fire hazard. Flammable chemicals, a fuel powered generator filled with fuel, and other combustible materials such as clothing, bedding and wood were stored adjacent to or between the furnace and hot water tank.
- h. There were no smoke alarms present in either the main floor or basement sleeping areas.
- i. Several electrical hazards were observed, including missing covers on multiple switches, light fixtures with exposed wiring and boxes hanging from the ceiling, and evidence of tampering with the electrical system and panel resulting in exposed wiring.
- j. The front door does not have a balcony or staircase present on the exterior side.
- k. Damaged flooring was observed in the living room and laundry area (lifting, separated and worn tiles; exposed wood in laundry room). Walls throughout the home were unfinished and damaged in several areas (missing baseboards, unfinished surfaces, lifting or damaged paint).

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. The housing premises is not supplied with water. This is in contravention of section 9 of the Minimum Housing and Health Standards which states that: "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."
- b. The bathroom sink and bathtub lack potable hot and cold running water, and the toilet cannot be flushed. This is in contravention of section 7(a) of the Minimum Housing and Health Standards which states that: "The washbasins and bathtub or shower shall be supplied with potable hot and cold running water." This is also in contravention of section 6(b) which states that: "Adequate water volume and pressure shall be provided to ensure the proper operation and flushing of all fixtures."
- c. The kitchen sink is not supplied with potable hot and cold running water. This is in contravention of section 14(a)(i) of the Minimum Housing and Health Standards which states that: "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. Multiple exterior windows and the side door cannot be properly secured. This is in contravention of section 3(a) of the Minimum Housing and Health Standards which states that: "Exterior windows and doors shall be capable of being secured."
- e. Several windows are cracked and exterior doors lack appropriate weatherproofing (unsealed, damaged, missing weatherstripping). Bedroom windows are single pane. This is in contravention of 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." and section 2(b)(ii) which states: "In housing premises intended for use during the winter months, windows in habitable rooms shall protect against cold weather through the provision of a storm sash, double glazing, or other durable thermal/air resistant barrier as may be approved by the Executive Officer."
- f. Main floor bedroom window does not meet emergency egress requirements. The measured window dimensions were 2.65ft by 1.32ft with an openable area of 3.53ft². Furthermore, the windows in the basement area, used as a bedroom and/or sleeping area, were sealed shut, caulked, taped, screwed or boarded from outside. This is in contravention of section 3(b)(ii) of the Minimum Housing and Health Standards which states that: "Windows referred to in section 3(b)(i) shall provide unobstructed openings with areas not less than 0.35 m² (3.8ft²), with no dimension less than 380 mm (15")." and section 3(b)(i) which states: "For buildings of 3 storeys or less and except where a bedroom door provides access directly to the exterior or the suite is sprinklered, each bedroom shall have at least one outside window which may be opened from the inside without the use of tools or special knowledge."
- g. Excessive clutter and personal belongings were observed throughout the premises, including the main level bedroom, laundry area and the basement, limiting mobility and posing a significant fire hazard. Flammable chemicals, a fuel powered generator filled with fuel, and other combustible materials such as clothing, bedding and wood were stored adjacent to or between the furnace and hot water tank. This is a contravention of section 5(2) of the Housing Regulation, AR 173/1999 which states that: "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.”

- h. There were no smoke alarms present in either the main floor or basement sleeping areas. This is in contravention of 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.”
- i. Several electrical hazards were observed, including missing covers on multiple switches, light fixtures with exposed wiring and boxes hanging from the ceiling, and evidence of tampering with the electrical system and panel resulting in exposed wiring. This is a contravention of section 11 of the Minimum Housing and Health Standards which states that: “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.”
- j. The front door does not have a balcony or staircase present on the exterior side. This is a contravention of section 3)(c)(i) of the Minimum Housing and Health Standards which states that: “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.”
- k. Damaged flooring was observed in the living room and laundry area (lifting, separated and worn tiles; exposed wood in laundry room). Walls throughout the home were unfinished and damaged in several areas (missing baseboards, unfinished surfaces, lifting or damaged paint). This is a contravention of section 5 of the Minimum Housing and Health Standards which states that: “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 December 29th, 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 housing premises is supplied with a potable water supply of sufficient volume, pressure and temperature.
 - b. Ensure that all bathroom fixtures are supplied with potable hot and cold running water of adequate volume, pressure and temperature.
 - c. Ensure that the kitchen sink is supplied with potable hot and cold running water of adequate volume, pressure and temperature.
 - d. Ensure all windows and doors are capable of being secured.
 - e. Ensure all windows and exterior doors are in good repair, free of cracks and weatherproof. Windows in habitable rooms must protect against cold weather through the provision of a storm sash, double glazing, or other durable thermal/air resistant barrier.

- f. Ensure the bedroom window meets the emergency egress requirements as outlined in the Minimum Housing and Health Standards. Ensure the basement is not used for any purpose requiring emergency egress such as sleeping.
 - g. Ensure that all excessive clutter, as well as flammable and combustible materials are removed to reduce fire hazards.
 - h. Install a functional smoke alarm in the area serving the bedroom.
 - i. Ensure that all electrical outlets, wires and fixtures are properly installed and in accordance with applicable legislation, codes and standards. Provide written documentation confirming this requirement from a qualified/licensed professional.
 - j. Install the balcony or staircase outside the front door that is in compliance with the Alberta Building Code.
 - k. Ensure all damaged walls and floor areas are repaired or replaced so they are free of cracks, holes, loose or lifting areas and are in a condition that renders them easy to clean.
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 Lacombe, Alberta, December 12th, 2025.

Confirmation of a verbal order issued to Sarah Duda on December 10th, 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>

Template revised April 17, 2025

Copy: Lacombe County Fire Service
Village of Alix