

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

To: 2577551 Alberta Ltd.
James Kaminski
Anthea Peters
“the Owners”

Brenda Porter
“the Property Manager”

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

RE: Those housing premises located in Wetaskiwin, Alberta and municipally described as:
#2 – 5301 48 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. Smoke alarms have not been installed in the rental unit.
- b. The flooring and walls in the washroom are in poor repair, and the surfaces are subject to water damage and are not easily cleanable.
- c. Electrical outlet and switch covers are missing and damaged.
- d. The washroom ventilation fan and cover are in disrepair.
- e. Walls and floors in the living area are in poor repair and are not easily cleanable.
- f. The washroom sink is not connected to the building’s wastewater plumbing.
- g. The bedroom window does not meet the minimum openable dimensions required for emergency egress.
- h. Multiple windows in the living area of the unit are cracked or broken.
- i. The ambient indoor air temperature was 10 degrees Celsius when the outdoor air temperature was approximately -10 degrees Celsius.
- j. A wall mounted radiant electric heater without a guard to prevent accidental burns was measured to be 90 degrees Celsius in the bedroom.

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. Smoke alarms have not been installed in the rental unit. 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.”
- b. The flooring and walls in the washroom are in poor repair, and the surfaces are subject to water damage and are not easily cleanable. This contravenes section 5(a) of the Minimum Housing and Health Standards, which states that: “Rooms containing a flush toilet and/or a bathtub or shower shall have walls and floors that are smooth, non-absorbent to moisture and easy to clean. All walls shall form a watertight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower.”
- c. Electrical outlet and switch covers are missing and damaged. 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.”
- d. The washroom ventilation fan and cover are in disrepair. This contravenes section 7(c) of the Minimum Housing and Health Standards, which states that: “All rooms containing a flush toilet and/or bathtub or shower shall be provided with natural or mechanical ventilation. A bathroom fan exhausted to the exterior is needed where windows cannot be solely relied upon.”
- e. Walls and floors in the living area are in poor repair and are not easily cleanable. This contravenes 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.”
- f. The washroom sink is not connected to the building’s wastewater plumbing. This contravenes sections 6(a & c) of the Minimum Housing and Health Standards, which states 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.”
- g. The bedroom window does not meet the minimum openable dimensions required for emergency egress. This contravenes section 3(b)(ii) of the Minimum Housing and Health Standards, which states that: “Windows shall provide unobstructed openings with areas not less than 0.35 square metres (3.8 sq. ft.) with no dimension less than 380 mm (15 inches).”
- h. Multiple windows in the living area of the unit are cracked or broken. 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. The ambient indoor air temperature was 10 degrees Celsius when the outdoor air temperature was approximately -10 degrees Celsius. This contravenes sections 8(a & b) 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, bathrooms, and toilet rooms within the building to a temperature of; (i) at least 22°C (71°F), or (i) maintained at a temperature of at least 22°C (71°F) when the control of the supplied heat in a dwelling is the responsibility of a person other than the occupant.” and that “when the outside temperature is colder than the winter design temperature as referenced in the Alberta

Building Code(97) Section 2.2.1.1 and Appendix C, then the Executive Officer may permit an indoor temperature of less than 22°C (71°F) but greater than 16°C (60°F).”

- j. A wall mounted radiant electric heater without a guard to prevent accidental burns was measured to be 90 degrees Celsius in the bedroom. This contravenes section 5(2) of the Housing Regulation, Alberta Regulation 173/99, 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.”

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 February 5, 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 that operable smoke alarms are installed between the sleeping areas and the remainder of the rental unit.
 - b. Ensure that the washroom flooring is repaired or replaced and that it is made to form watertight joints with the tub and walls so that they are protected from water damage.
 - c. Ensure that the washroom walls are made to be non-absorbent and easy to clean.
 - d. Ensure that all electrical outlets and switches are equipped with appropriate covers that are in good repair.
 - e. Ensure that the washroom fan cover is properly installed and that the fan is operating as intended.
 - f. Ensure that all walls and floors are repaired and made to be easily cleanable.
 - g. Ensure that the bedroom is equipped with an openable window that meets emergency egress requirements.
 - h. Ensure that all windows in the rental unit are maintained in good repair and are weatherproof.
 - i. Ensure that the washroom sink is reconnected to the wastewater plumbing system, is free of leaks, and that it operates as intended.
 - j. Ensure that the installed heating system for the unit is capable of safely and adequately heating the unit and that the system is inspected by a Safety Codes Officer to confirm that the installed system meets provincial Building Code Requirements.
 - k. Ensure that the installed heating system(s) does not pose any hazards to occupants of the rental unit.
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 Wetaskiwin, Alberta, February 5, 2026

Confirmation of a verbal order issued to Brenda Porter on February 5, 2026.

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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