

ORDER OF AN EXECUTIVE OFFICER CLOSED FOR TENANT ACCOMMODATION PURPOSES 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 Nuisance and General Sanitation Regulation, Alberta Regulation 243/2003 namely:

- a. Potable water is not being supplied to the unit.
- b. The bedroom window has been boarded over from the inside and cannot be opened.
- c. Smoke alarms have not been installed in the unit.
- d. The flooring in the washroom is in disrepair, and the surfaces are subject to water damage and are not easily cleanable.
- e. Electrical outlet and switch covers are missing and damaged.
- f. The washroom ventilation fan and cover are in disrepair.

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. Potable water is not being supplied to the unit. This contravenes section 9 of the Minimum Housing and Health Standards, which states that: “Every building used in whole or in part, as housing premises shall be supplied with a potable water supply of sufficient volume, pressure and temperature to serve the needs of the inhabitants.”
- b. The bedroom window has been boarded over from the inside and cannot be opened. This contravenes sections 3(b)(iii) and 4 (a,b) of the Minimum Housing and Health Standards, which state that: “Security bars shall be installed so they may be opened without the use of any tools or special knowledge,” and “All rooms used for sleeping shall

- be provided with an openable window area of 0.28 sq. m (3.0 sq. ft.) or mechanical ventilation in conformance with the requirements of the Alberta Building Code.”
- c. Smoke alarms have not been installed in the 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.”
 - d. The flooring in the washroom is in disrepair, 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.”
 - e. 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.”
 - f. 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.”

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 November 6, 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. That potable water is supplied to the unit.
 - b. Remove all obstruction to access the bedroom window and ensure that the window is in good repair and able to be easily opened in the event of an emergency.
 - c. Ensure that operable smoke alarms are installed between the sleeping areas and the remainder of the unit.
 - d. 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.
 - e. Ensure that all electrical outlets and switches are equipped with appropriate covers that are in good repair.
 - f. Ensure that the washroom fan cover is properly installed and that the fan is operating as intended.

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, November 7, 2025
Confirmation of a verbal order issued to Brenda Porter on November 6, 2025.

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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