

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:
#4 – 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. The unit is not supplied with heat or electricity.
- b. An unacceptable temporary heating appliance was in the unit.
- c. Extensive mould growth is present on the walls, ceilings and floors throughout the unit.
- d. The living room sleeping area windows has been boarded over and cannot be opened.
- e. Smoke alarms have not been installed in the unit.
- f. Walls throughout the unit are cracking, in disrepair and deteriorating.
- g. There's evidence of foundation disrepair and water.
- h. The unit's washroom lacks mechanical or natural ventilation.
- i. No hot water is supplied to the unit.
- j. The north facing living room window is shattered.
- k. Electrical outlet and switch covers are missing and damaged.

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 unit is not supplied with heat or electricity. This contravenes section 8(d) of the Minimum Housing and Health Standards, which states that: "Every owner of a housing premises shall ensure a continuous supply of electricity, water and heat unless the rental agreement stipulates that such utility services are the sole responsibility of the occupant."

- b. An unacceptable temporary heating appliance was in the unit. This contravenes section 8(c) of the Minimum Housing and Health Standards, which states that: "Cooking appliances and portable space heaters shall not be used as the primary source for the required heat to a habitable room."
- c. Extensive mould growth is present on the walls, ceilings and floors throughout the unit. This contravenes section 5(2) of Housing Regulation, AR 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."
- d. The living room sleeping area windows has been boarded over and cannot be opened. This contravenes section 3(b)(iii) of the Minimum Housing and Health Standards, which states that: "Security bars shall be installed so they may be opened without the use of any tools or special knowledge."
- e. 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."
- f. Walls throughout the unit are cracking, in disrepair and deteriorating. 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."
- g. There's evidence of foundation disrepair and water. This contravenes section 1(b) of the Minimum Housing and Health Standards, which states that: "Basements, cellars or crawl spaces shall be structurally sound, maintained in good repair and free from water infiltration and accumulation."
- h. The unit's washroom lacks mechanical or natural ventilation. This contravenes section 7(c) of the Minimum Housing and Health Standards, which state 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."
- i. No hot water is supplied to the unit. This contravenes section 9(a) 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. (a) All hot running water shall be maintained at a temperature of not less than 46°C (114°F), and not more than 60°C (140°F) measured at the plumbing fixture."
- j. The north facing living room window is shattered. 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."
- k. 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."

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 November 14, 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 all utilities and hot water supply be restored to the unit.
 - b. The use of temporary heating devices ceases immediately.
 - c. That a professional remediation company/individual be hired and retained to complete all required mould assessments and remediation work.
 - d. Remove all obstructions to accessing windows in sleeping areas and ensure that the windows are in good repair and able to be easily opened in the event of an emergency.
 - e. Ensure that operable smoke alarms are installed between the sleeping areas and the remainder of the unit.
 - f. Ensure that all walls, ceilings and floors in the unit are made to be in good repair and meet the requirements set out in the Standard.
 - g. The foundation of the building be assessed by a structural engineer or safety codes officer, and that all necessary repairs identified from the assessment be completed to ensure that the foundation is in good repair and that the basement is not subject to water infiltration.
 - h. Ensure that the unit's washroom has natural or mechanical ventilation.
 - i. Ensure that all electrical outlets and switches are equipped with appropriate covers that are in good repair.
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, November 10, 2025

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