Alberta Health Services

Environmental Public Health

ORDER OF AN EXECUTIVE OFFICER
UNFIT FOR HUMAN HABITATION
ORDER TO VACATE
ON OR BEFORE November 16, 2026

To: Shawn Lipka
Angela Lipka
"the Owners"

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

RE: Those housing premises located in Lamont County, Alberta and municipally described as:
535062 Range Road 180

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;

By virtue of the violations noted below, the above noted premises are hereby declared to be **Unfit for Human Habitation**.

I hereby **ORDER** and **DIRECT**:

1. That all occupants vacate the above noted premises.

2. That the Owner(s) ensure all Occupants vacate the above noted premises on or before November 16, 2026.

3. 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 hot water.
    b. Ensure that there is a working smoke alarm in the hallway that serves the bedrooms.
    c. Ensure that the furnace is in good working condition and capable of safely and adequately heating all habitable rooms within the dwelling.
    d. Hire the services of a qualified plumbing contractor to restore the toilet to proper working order.
    e. Prevent rodent activity in the dwelling through appropriate rodent proofing methods and clean up all rodent fecal material.
    f. Ensure all walls, floor coverings and windows are in good repair and in a condition that renders them easy to clean.
    g. Install a handrail for the basement stairs.
    h. Ensure the housing premises is cleaned to remove all grime, dirt, feces and urine.

4. 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.

These required actions are necessary given the presence of the following conditions identified during inspection 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, namely:

a. The housing premises is not supplied with hot water.
b. The smoke alarm in the hallway that serves the bedrooms was not operational.
c. The furnace was not functional.
d. An accumulation of toilet paper was observed in the toilet bowl. The washroom flush toilet is not functional and is unable to transfer waste from the toilet bowl to the sewage disposal system.
e. Evidence of mice activity in the kitchen, living room and front entrance.
f. Extensive damage to the walls, floor coverings and windows in the housing premises.
g. No handrail was observed on the basement stairs.
h. The housing premises was in a state of squalor. Multiple areas of the floors, walls, surfaces and appliances were soiled with dirt, debris, feces or urine.

These observed public health nuisance conditions identified during inspection are violations of the Housing Regulation, Alberta Regulation 173/99, and the Minimum Housing and Health Standards, namely:

a. The housing premises is not supplied with hot water. This is in contravention with the Minimum Housing and Health Standards section 9 which states “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 smoke alarm in the hallway that serves the bedrooms was not operational. This is in contravention with the Minimum Housing and Health Standards section 12 which states “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.”
c. The furnace was not functional. This is in contravention with the Minimum Housing and Health Standards section 8(a)(i) which states “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; at least 22ºC (71ºF).”
d. An accumulation of toilet paper was observed in the toilet bowl. The washroom flush toilet is not functional and is unable to transfer waste from the toilet bowl to the sewage disposal system. This is in contravention of the Minimum Housing and Health Standards section 6(a) which states “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, pumpout sewage holding tanks, septic tanks and the disposal system shall be maintained in a proper operating condition.”
e. Evidence of mice activity in the kitchen, living room and front entrance. This is in contravention with the Minimum Housing and Health Standards section 16(a) which states

"The owner shall ensure that the housing premises are free of insect and rodent infestations."

f. Extensive damage to the walls, floor coverings and windows in the housing premises. This is in contravention of the Minimum Housing and Health Standards section 5 which states "All walls, windows, ceilings, floors, 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. No handrail was observed on the basement stairs. This is in contravention with the Minimum Housing and Health Standards section 3(c)(i) 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."
h. The housing premises was in a state of squalor. Multiple areas of the floors, walls, surfaces and appliances were soiled with dirt, debris, feces or urine. This is in contravention with the Housing Regulation, AR 173/99 section 5(2) which states "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."

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 Lamont, Alberta, November 4, 2026.

Confirmation of a verbal order issued to Shawn Lipka on October 29, 2026.

Executive Officer
Alberta Health Services

If you have any questions regarding the order, contact Environmental Public Health at 1-833-476-4743 or https://www.albertahealthservices.ca/eph/eph.aspx

You have the right to appeal

A person who is directly affected by a 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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Copy: Lamont County