

**ORDER OF AN EXECUTIVE OFFICER
CLOSED FOR TENANT ACCOMMODATION PURPOSES
ORDER TO VACATE ON OR BEFORE May 15, 2026**

To: Thomas Watts
"the Owner"

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

RE: Those housing premises located in Lacombe, Alberta and municipally described as:
5520 54 Avenue

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 **Closed for Tenant Accommodation Purposes**.

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

1. That all occupants vacate the above noted premises.
2. That the Owner ensure all Occupants vacate the above noted premises on or before May 15, 2026.
3. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Ensure that the dwelling has a continuous supply of electricity, water, and heat.
 - b. Clean and remediate the dwelling, including the removal of all grime, unsanitary conditions, urine, and fecal contamination.
 - c. Ensure that the refrigerator and stove are maintained in safe and proper operating condition.
 - d. Ensure that the kitchen sink is in proper operating condition and supplied with potable running hot and cold water.
 - e. Ensure that a properly maintained flush toilet is provided.
 - f. Ensure that a properly maintained handwashing sink and bathing facility are provided.
 - g. Ensure that all rooms used for sleeping have unobstructed openings with areas not less than 0.35 m² (3.8 sq ft) with no dimension less than 15 inches.
 - h. Ensure that windows are maintained in good repair, free of cracks and weatherproof.
 - i. Ensure that operational smoke alarms are installed in hallways serving bedrooms.
 - j. Ensure that cupboards are provided, maintained in good repair, and easy to clean.
 - k. Ensure that handrails are installed where required and comply with the requirements of the Alberta Building Code or a professional engineer design.

- l. Ensure all floors and floor coverings are repaired and/or replaced, easy to clean and maintained in good repair.
 - m. Ensure that all walls are repaired and/or replaced, easy to clean and maintained in good repair.
 - n. Ensure that effective insect screens are provided on all openable windows.
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 closed for tenant accommodation purposes and secured 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 dwelling is not supplied with utility services including electricity, water, and heat.
- b. The dwelling is in a state of squalor. Multiple areas of the floors, walls, surfaces, and appliances were soiled with dirt and debris. Rooms throughout the house were cluttered with open foods, animal feces, and various items.
- c. The refrigerator and stove are not operational due to lack of electrical supply.
- d. The kitchen sink is not operational due to lack of water.
- e. The toilet is not operational due to lack of water.
- f. The handwashing sink and tub-shower are not operational due to lack of water.
- g. Rooms used for sleeping do not provide adequate emergency egress, specifically, the broken glass of an upstairs bedroom window prevents it from being opened fully (openable area dimensions are 5 inches X 28 inches) and a room used for sleeping in the basement does not have a window.
- h. Windows in the dwelling have broken glass.
- i. There are no smoke alarms installed in hallways serving bedrooms.
- j. Cupboards are damaged and missing in the kitchen.
- k. There is no handrail on the stairs leading to and from the basement.
- l. Flooring and floor coverings throughout the dwelling are damaged and/or unfinished.
- m. Walls are damaged throughout the dwelling.
- n. Openable windows are missing effective insect screens.

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 dwelling is not supplied with utility services including electricity, water, and heat. This condition is contrary to section 8(d) of the Minimum Housing and Health Standards, which states: "Every owner must 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. The dwelling is in a state of squalor. Multiple areas of the floors, walls, surfaces, and appliances were soiled with dirt and debris. Rooms throughout the house were cluttered with open foods, animal feces, and various items. This condition is contrary to section 5(2) of the Housing Regulation 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.”

- c. The refrigerator and stove are not operational. This condition is contrary to section 14(a)(iv) of the Minimum Housing and Health Standards, which states: “Every housing premises shall be provided with a food preparation area, which includes a stove and a refrigerator that are maintained in a safe and proper operating condition. The refrigerator shall be capable of maintaining a temperature of 4 degrees C (40°F).”
- d. The kitchen sink is not operational due to a lack of water. This condition is contrary to section 14(a)(i) of the Minimum Housing and Health Standards, which states: “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.”
- e. The toilet is not operational due to a lack of water. This condition is contrary to section 6(b) of the Minimum Housing and Health Standards, which states: “Adequate water volume and pressure shall be provided to ensure the proper operation and flushing of all fixtures.”
- f. The handwashing sink and tub-shower are not operational due to a lack of water. This condition is contrary to section 7(a) of the Minimum Housing and Health Standards, which states: “The washbasins and bathtub or shower shall be supplied with potable hot and cold running water.”
- g. Rooms used for sleeping do not provide adequate emergency egress, specifically, the broken glass of an upstairs bedroom window prevents it from being opened fully (openable area dimensions are 5 inches X 28 inches) and a room used for sleeping in the basement does not have a window. This condition is contrary to section 3(b)(i) and (ii) of the Minimum Housing and Health Standards, which state: “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.” and “Windows referred to in section 3(b)(i) shall provide unobstructed openings with areas not less than 0.35 m² (3.8 ft²), with no dimension less than 380 mm (15”).”
- h. Windows in the dwelling have broken glass. This condition is contrary to section 2(b)(i) of the Minimum Housing and Health Standards, which states: “All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof.”
- i. There are no smoke alarms installed in hallways serving bedrooms. This condition is contrary to section 12 of the Minimum Housing and Health Standards, 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.”
- j. Cupboards are damaged and missing in the kitchen. This condition is contrary to section 14(a)(ii) of the Minimum Housing and Health Standards, which states: “Every housing premises shall be provided with a food preparation area, which includes cupboards or other facilities suitable for the storage of food.”
- k. There is no handrail on the stairs leading to and from the basement. This condition is contrary to section 3(c)(i) of the Minimum Housing and Health Standards, 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.”
- l. Flooring and floor coverings throughout the dwelling are damaged and/or unfinished. This condition is contrary to section 5 of the Minimum Housing and Health Standards, which

states: “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.”

- m. Walls are damaged throughout the dwelling. This condition is contrary to section 5 of the Minimum Housing and Health Standards, which states: “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.”
- n. Openable windows are missing effective insect screens. This condition is contrary to section 2(b)(iii) of the Minimum Housing and Health Standards, which states: “During the portion of the year when there is a need for protection against flies and other flying insects, every window or other device intended for ventilation shall be supplied with effective screens.”

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, May 12, 2026.

Confirmation of a verbal order issued to Chris Watts on May 12, 2026.

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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