

**ORDER OF AN EXECUTIVE OFFICER
CLOSED FOR TENANT ACCOMMODATION PURPOSES
ORDER TO VACATE ON OR BEFORE October 7, 2026**

To: Jayson Markey
"the Owner"

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

RE: Those housing premises located in Red Deer, Alberta and municipally described as:
Unit B – 5521 49A 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(s) ensure all Occupants vacate the above noted premises on or before October 7, 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 emergency egress windows are in compliance with the requirements outlined in the Minimum Housing and Health Standards.
 - b. Ensure that the stairway in the common area is adequately lit.
 - c. Ensure that the stove is repaired or replaced.
 - d. Ensure that all walls, floors and ceilings in the unit and common areas are repaired or replaced to a condition that is smooth and easy to clean.
 - e. Ensure that the plumbing supplying the laundry machines is in good repair and free from leaks.
 - f. Ensure that all insect screens in the unit and common area are maintained in a condition that prevents the entry of pests.
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 window in the north bedroom was measured to have an openable egress area of 8.5 inches by 59 inches which is 501.5 square inches or 3.48 square feet. The window in the east bedroom was measured to have an openable egress area of 7.5 inches by 59 inches which is 442.5 square inches or 3.07 square feet.
- b. The stairway in the common area was observed to have no light to illuminate the stairway.
- c. The stove was observed to be missing the control dial for the top-right burner. Additionally, the bottom-right burner did not shut off when the control dial was in the off-position.
- d. Baseboards in the living room area, unit hallway, closets, and bedrooms were observed to be missing or not flush with the walls and floors. The floors in the hallway kitchen, living room area, and bedrooms were observed to have cracks and/or holes. Walls in the bathroom and closets were observed to have cracks and holes. The ceiling of the hallway closet was observed to have cracks and holes.
- e. The plumbing connected to the laundry machine in the common area was observed to be leaking/dripping when turned on.
- f. Insect screens in the unit and common areas were observed to be in disrepair, with gaps along the sides of the screens and/or tears in the screening material.

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 window in the north bedroom was measured to have an openable egress area of 8.5 inches by 59 inches which is 501.5 square inches or 3.48 square feet. The window in the east bedroom was measured to have an openable egress area of 7.5 inches by 59 inches which is 442.5 square inches or 3.07 square feet. This is in contravention of Section 3(b)(ii) of the Minimum Housing and Health Standards which states that: "Windows referred to in section 3(b)(i) shall provide unobstructed openings with areas not less than 0.35m² (3.8ft²), with no dimension less than 380mm (15")."
- b. The stairway in the common area was observed to have no light to illuminate the stairway. This is in contravention of Section 13 of the Minimum Housing and Health Standards which states that: "Every public hallway and stairway in a housing premises with multiple dwellings shall be adequately lighted by natural or artificial light at all times, providing in all parts thereof at least 50 lux of light at each tread or floor level."
- c. The stove was observed to be missing the control dial for the top-right burner. Additionally, the bottom-right burner did not shut off when the control dial was in the off-position. This is in contravention of Section 14(a)(iv) of the Minimum Housing and Health Standards which states that: "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. Baseboards in the living room area, unit hallway, closets, and bedrooms were observed to be missing or not flush with the walls and floors. The floors in the hallway kitchen, living room area, and bedrooms were observed to have cracks and/or holes. Walls in the bathroom and closets were observed to have cracks and holes. The ceiling of the hallway closet was observed to have cracks and holes. This is in contravention of Section 5 and 5(a) 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. 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. The plumbing connected to the laundry machine in the common area was observed to be leaking/dripping when turned on. This is in contravention of Section 6(c) of the Minimum Housing and Health Standards which states that: “All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.”
 - f. Insect screens in the unit and common areas were observed to be in disrepair, with gaps along the sides of the screens and/or tears in the screening material. This is in contravention of Section 2(b)(iii) of the Minimum Housing and Health Standards which states that: “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 Red Deer, Alberta, September 3, 2026.
Confirmation of a verbal order issued to Jayson Markey on September 3, 2026.

Executive Officer
Environmental Health Officer

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>.

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Copies of standards are available by visiting: <https://www.alberta.ca/health-standards-and-guidelines.aspx>

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