

ORDER OF AN EXECUTIVE OFFICER UNFIT FOR HUMAN HABITATION ORDER TO VACATE

To: T.H. Luger Enterprises Ltd.
Terry Toras Haluszka
"the Owners"

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

RE: Those housing premises located in Red Deer, Alberta and municipally described as:
5724 57 Street - House

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. No smoke alarm is available in the hallway that serves the sleeping areas (i.e. bedrooms).
- b. Damaged and missing windows observed throughout the house.
- c. Damaged drywall was observed in the home, including portions missing from walls, holes in drywall, and fire-damaged wall and ceiling material in the basement.
- d. No water was supplied to the home.
- e. No operable heating system was present.

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. No smoke alarm is available in the hallway that serves the sleeping areas (i.e. bedrooms). This is in contravention of 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 alarm shall be installed within the hallway."
- b. Damaged and missing windows throughout the house. This is in contravention of 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."
- c. Damaged drywall was observed in the home, including portions missing from walls, holes in drywall, and fire-damaged wall and ceiling material in the basement. This is in contravention of 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."

- d. No water was supplied to the home. This is in contravention of Section 9 of the Minimum Housing and Health Standards which states: "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."
- e. No operable heating system was present. This is in contravention to Section 8(a) of the Minimum Housing and Health Standards 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 22 Celsius (71 Fahrenheit), or maintained at a temperature of at least 22 Celsius (71 Fahrenheit) when the control of the supplied heat in a dwelling is the responsibility of a person other than the occupant."

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 by **October 20, 2025** and secure the premises from unauthorized entry.
- 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. Ensure smoke alarms are installed and properly functioning outside of all sleeping areas and the hallways that serves the sleeping areas.
 - b. Ensure that all damaged and missing windows are replaced. Additionally, bedroom windows must meet emergency egress requirements as per the Minimum Housing and Health Standards.
 - c. Ensure that damaged and missing drywall throughout the home is properly repaired and replaced. Fire-damaged materials must be assessed and repaired by a qualified professional. Evidence of all repair work must be provided to an Executive Officer of Alberta Health Services.
 - d. Ensure that the home is supplied with potable water of sufficient volume, pressure and temperature.
 - e. Ensure that the home is supplied with a properly operating heating system.
- 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 Red Deer, Alberta, October 22, 2025

Confirmation of a verbal order issued to Terry Haluszka on October 20, 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>

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