

## **ORDER OF AN EXECUTIVE OFFICER**

**To:** Devon Andrew Haley  
Sharon Lang  
“the Owners”

**RE:** Those housing premises located in Red Deer, Alberta and municipally described as:  
5733 35 Street - Main Floor

**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, namely:

- a. Mold was observed in the following areas of the housing premise:
  - i. Main floor window frames (living room, dining room, kitchen, bedrooms).
  - ii. Baseboard trim around living room windows, dining room window, master bedroom, both north facing bedrooms, front entrance door (back side), and closets (front entrance, master bedroom, and larger north facing bedroom).
  - iii. Top of the southwest corner kitchen wall above the cupboard.
  - iv. Behind the torn drywall in the smaller north facing bedroom.
  - v. Lower portions of the bedroom walls and corner wall edge in the southeast facing master bedroom.
  - vi. Along the northwest corner wall in the master bedroom
  - vii. Around the edges of the bathtub ceiling in the washroom
- b. Water damaged drywall was observed below the dining room window. Moisture meter reading was high/red (ranging from 905 to 950 REL).

**AND WHEREAS** such inspection disclosed that the following breaches of the Public Health Act and the Housing Regulation, Alberta Regulation 173/99, and the Minimum Housing and Health Standards exist in and about the above noted premises, namely:

- a. Mold was observed in the following areas of the housing premise:
  - i. Main floor window frames (living room, dining room, kitchen, bedrooms).
  - ii. Baseboard trim around living room windows, dining room window, master bedroom, both north facing bedrooms, front entrance door (back side), and closets (front entrance, master bedroom, and larger north facing bedroom).
  - iii. Top of the southwest corner kitchen wall above the cupboard.
  - iv. Behind the torn drywall in the smaller north facing bedroom.
  - v. Lower portions of the bedroom walls and corner wall edge in the southeast facing master bedroom.

- vi. Along the northwest corner wall in the master bedroom
- vii. Around the edges of the bathtub ceiling in the washroom

This is in contravention of Section 5(2) of the Housing Regulation, 1999 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."

- b. Water damaged drywall observed below the dining room window. Moisture meter reading was high/red (ranging from 905 to 950 REL). This is in contravention of Section 1(c) of the Minimum Housing and Health Standards which states: "Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced."

NOW THEREFORE, I hereby **ORDER** and **DIRECT**:

1. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
  - a. Retain the services of a qualified contractor trained in mold remediation to remove, replace, or clean, as required, all mold contaminated building materials. Additionally, identify the source of the moisture and ensure corrective actions are taken to prevent mold growth.
  - b. Inspect surrounding areas where moisture or water damage are present (i.e. behind the drywall surrounding the windows) and ensure corrective actions are taken to remove, replace, or clean mold contaminated or water damaged building materials.
  - c. Ensure records detailing the remediation work are provided to an Executive Officer of Alberta Health Services for review.
2. The work referred to in paragraph 1 shall be completed by April 21, 2025.

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, March 20, 2025

Confirmation of a verbal order issued to Devon Andrew Haley on March 19, 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
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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](mailto: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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