

ORDER OF AN EXECUTIVE OFFICER

To: Carlos Farias
James Kaminski
“the Owners”

RE: Those housing premises located in Wetaskiwin, Alberta and municipally described as:
5829 52 Street – Common Area B

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. The common area of the house was found in an unsanitary condition, with noticeable accumulation of dust, debris, and cat feces. Dried cat urine and feces were contributing to a strong, unpleasant odor throughout the space. Additionally, a stack of dirty pillows, garbage bags, and general clutter were observed in the laundry area creating unsanitary conditions.
- b. The stair landing area right next to the north facing door (leading to the exterior of house) was in disrepair. Part of the floor covering/linoleum tiles were missing, exposing the sub-flooring.
- c. Handrail was missing from the staircase leading to the basement suite and laundry area.

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. The common area of the house was found in an unsanitary condition, with noticeable accumulation of dust, debris, and cat feces. Dried cat urine and feces were contributing to a strong, unpleasant odor throughout the space. Additionally, a stack of dirty pillows, garbage bags, and general clutter were observed in the laundry area creating unsanitary conditions. This is in contravention of Housing Regulation 3(1)(c) which states, “common areas of the housing premises, its fixtures and any furnishings provided by the owner are maintained in a clean and sanitary condition.”
- b. The stair landing area right next to the north facing door (leading to the exterior of house) was in disrepair. Part of the floor covering/linoleum tiles were missing, exposing the sub-flooring. This is in contravention of the Minimum Housing and Health Standards Section 5 which states, “All walls, windows, ceilings, floors and floor coverings be maintained in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean.”
- c. Handrail was missing from the staircase leading to the basement suite and laundry area. This is in contravention of 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.”

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. Remove all the excessive clutter, garbage and refuse from common area and maintain it in a clean and sanitary manner.
 - b. Repair the damaged area of the common area floor.
 - c. Install a handrail that complies with the Alberta Building Code for the stairs that lead to the laundry/basement suite.
2. The work referred to in paragraph 1 shall be completed by July 15th, 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 Wetaskiwin, Alberta, June 25th, 2025

Confirmation of a verbal order issued to James Kaminski on June 25th, 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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