

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

**To:** Ruolian Wang  
"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:  
66 Ellenwood Drive.

**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. A severe cockroach and mouse infestation was observed in the premises with both live and dead cockroaches found throughout the home, as well as mouse droppings in several locations.
- b. The premises was 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 various items and open foods.
- c. The window in the basement bedroom measured 13" by 17" with an openable area of 1.5ft<sup>2</sup> which is too small for emergency egress.
- d. The basement rumpus room was being used for sleeping purposes which has a window that measured 13" by 17" with an openable area of 1.5ft<sup>2</sup> which is too small for emergency egress.
- e. The walls in several areas in the basement contained holes, deep scratch marks and other damage due to the recent cat hoarding situation.
- f. Carpets and linoleum throughout the premises were stained, damaged and emitting strong cat urine and musty odours. There is also a strong odour consistent with cat litter, feces and urine throughout the premises.
- g. The linoleum in the main floor bathroom is water damaged and lifting.
- h. The tiled drop-ceiling in the basement bedroom was observed to be caving in.
- i. The exhaust fan in the main floor bathroom is not working.
- j. The walls, floor and ceiling of the basement bathroom were in poor condition due to its use as a litter area for hoarded cats.
- k. The back screen door has a large gap at the bottom, allowing potential entry for mice and other pests.
- l. Multiple electrical outlets throughout the house are missing protective plate covers.
- m. The light fixture in the basement bedroom was not working.

**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. A severe cockroach and mouse infestation was noted in the house with live and dead cockroaches noted throughout the home as well as mouse droppings in several locations which is in contravention of Section 16(a) of the Minimum Housing and Health Standards which states that: "the owner shall ensure that the housing premises are free of insect and rodent infestations."
- b. The house was 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 items and open foods. This is in contravention of Section 5(2) of the Housing Regulation (AR 173/1999) 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."
- c. The window in the basement bedroom measured 13" by 17" with an openable area of 1.5ft<sup>2</sup> which is too small for emergency egress which 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 0.35 m<sup>2</sup> (3.8ft<sup>2</sup>), with no dimension less than 380 mm (15")."
- d. The basement rumpus room was being used for sleeping purposes which has a window that measured 13" by 17" with an openable area of 1.5ft<sup>2</sup> which is too small for emergency egress. 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 0.35 m<sup>2</sup> (3.8ft<sup>2</sup>), with no dimension less than 380 mm (15")."
- e. The walls in several areas in the basement contained holes, deep scratch marks and other damage due to the recent cat hoarding situation which is in contravention of Section 5 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."
- f. Carpets and linoleum throughout the premises were stained, damaged and emitting strong cat urine and musty odours. There is also a strong odour consistent with cat litter, feces and urine throughout the premises. This is in contravention of Section 5 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."
- g. The linoleum in the main floor bathroom is water damaged and lifting which is in contravention of Section 5 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."
- h. The tiled drop-ceiling in the basement bedroom was observed to be caving in which is in contravention of Section 5 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."

- i. The exhaust fan in the main floor bathroom is not working which is in contravention of Section 7(c) of the Minimum Housing and Health Standards which states that: "All rooms containing a flush toilet and/or bathtub or shower shall be provided with natural or mechanical ventilation."
- j. The walls, floor and ceiling of the basement bathroom were in poor condition due to its use as a litter area for hoarded cats which is in contravention of Section 5 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."
- k. The back screen door has a large gap at the bottom which can allow mice and other pests inside which is in contravention of Section 2(b)(i) of the Minimum Housing and Health Standards which states that: "All windows and exterior doors shall be maintained in good repair, free of cracks and weatherproof."
- l. Multiple electrical outlets throughout the house are missing plate covers which is in contravention of Section 11 of the Minimum Housing and Health Standards which states that: "outlets, switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition."
- m. The light in the basement bedroom is not working which is in contravention of Section 11 of the Minimum Housing and Health Standards which states that: "outlets, switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition."

**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 on or before January 31, 2026.
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. Hire the services of a licensed pest control company to eliminate all mice and cockroaches from the premises. Provide all service records to the Environmental Public Health Office.
  - b. Hire a qualified company to clean and remediate the home, ensuring the removal of all grime, urine and fecal contamination, and odours associated with the recent cat hoarding situation.
  - c. Replace the window in the basement bedroom and ensure that it is in compliance with the emergency egress requirements as outlined in the Minimum Housing and Health Standards. This room must not be used for sleeping purposes.
  - d. Replace the window in the rumpus room and ensure that it is in compliance with the emergency egress requirements as outlined in the Minimum Housing and Health Standards. This room must not be used for sleeping purposes.
  - e. Repair all damaged walls.
  - f. Repair or replace all damaged and stained carpets and linoleum.
  - g. Repair the damaged linoleum in the main floor bathroom. This floor must be smooth, non-absorbent and easy to clean.
  - h. Repair the damaged ceiling in the basement bedroom.

- i. Repair the exhaust fan in the main floor bathroom.
  - j. Ensure the walls, floor and ceiling areas in the basement bathroom are repaired. This area must be thoroughly cleaned and disinfected.
  - k. Repair or replace the back screen door and ensure the gap is sealed.
  - l. Replace all missing electrical plate covers on the electrical outlets.
  - m. Repair the light fixture in the basement bedroom.
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, January 16, 2026

Confirmation of a verbal order issued to Ruolian Wang on January 14, 2026.

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](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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Copy: Children and Family Services