

**ORDER OF AN EXECUTIVE OFFICER
CLOSED FOR TENANT ACCOMMODATION PURPOSES
ORDER TO VACATE**

To: Debrah Leibel
Lauretta Goings
“the Owners”

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

RE: Those housing premises located in Lacombe, Alberta and municipally described as:
99 Parkland Acres

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 Nuisance and General Sanitation Regulation, Alberta Regulation 243/2003 namely:

- a. The primary bedroom does not have provisions for emergency egress. Specifically, the window in the primary bedroom opens into an interior room that forms part of an extension to the main structure.
- b. The ambient air temperature of rooms in the extension was 7 to 10 degrees Celsius. The extension is not weatherproof and as a result, the interior temperature is directly affected by external environmental conditions.
- c. Walls and ceilings throughout the dwelling are damaged with clear evidence of water infiltration. Observed conditions include visible moisture, rotting and warped materials, and areas of mold growth.
- d. The ceiling in the back entryway is not easy to clean. Specifically, there are plastic sheets secured to the inside of the roof.
- e. There is a visible separation of the extension from the main structure in the back entryway.
- f. Floors and floor coverings are in disrepair. Specifically, there is a hole in the floor in the hallway leading to the extension rooms and floor coverings in front of the laundry machines are lifting.
- g. The mechanical ventilation in the bathroom was not functioning.
- h. Electrical fixtures are missing covers throughout the dwelling, including outlets and light fixtures.

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 primary bedroom does not have provisions for emergency egress. Specifically, the window in the primary bedroom opens into an interior room that forms part of an extension to the main structure. This condition is contrary to section 3(b)(i) of the Minimum Housing and Health Standards, which states: “For buildings of 3 storeys or less and except where a bedroom door provides access directly to the exterior or the suite is sprinklered, each bedroom shall have at least one outside window which may be opened from the inside without the use of tools or special knowledge.”
- b. The ambient air temperature of rooms in the extension was 7 to 10 degrees Celsius. The extension is not weatherproof and as a result, the interior temperature is directly affected by external environmental conditions. This condition is contrary to section 8(a)(i) 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°C(71°F).”
- c. Walls and ceilings throughout the dwelling are damaged with clear evidence of water infiltration. Observed conditions include visible moisture, rotting and warped materials, and areas of mold growth. This condition is contrary to 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.” This is also contrary to section 3(1) of the Housing Regulation, AR 173/99 which states: “Subject to subsection (3) and section 4, an owner shall ensure that (a) the housing premises are (iii) in good repair, and (iv) maintained in a waterproof, windproof and weatherproof condition.”
- d. The ceiling in the back entryway is not easy to clean. Specifically, there are plastic sheets secured to the inside of the roof. This condition is contrary to 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.”
- e. There is a visible separation of the extension from the main structure in the back entryway. This condition is contrary to 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.” This is also contrary to section 3(1) of the Housing Regulation, AR 173/99 which states: “Subject to subsection (3) and section 4, an owner shall ensure that (a) the housing premises are (iii) in good repair, and (iv) maintained in a waterproof, windproof and weatherproof condition.”
- f. Floors and floor coverings are in disrepair. Specifically, there is a hole in the floor in the hallway leading to the extension rooms and floor coverings in front of the laundry machines are lifting. This condition is contrary to 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.”
- g. The mechanical ventilation in the bathroom is not functioning. This condition is contrary to section 7(c) of the Minimum Housing and Health Standards, which states: “All rooms containing a flush toilet and/or bathtub or shower shall be provided with natural or mechanical ventilation.”
- h. Electrical fixtures are missing covers throughout the dwelling, including outlets and light fixtures. This condition is contrary to section 11 of the Minimum Housing and Health Standards, which states: “Every housing premises shall be supplied with electrical

service. 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 **Closed for Tenant Accommodation Purposes**.

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 February 15, 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. Ensure that all bedrooms have at least one outside window which may be opened from the inside without the use of tools or special knowledge, and which provides an unobstructed opening with areas not less than 0.35 meters squared (3.8 feet squared) with no dimension less than 380 millimeters (15 inches).
 - b. Ensure that the heating facilities are capable of adequately heating all habitable rooms and bathrooms to a temperature of at least 22°C (71°F).
 - c. Ensure the source of the water infiltration is confirmed and necessary repairs are completed to mitigate the source of the water. Replace and/or repair all materials that are water damaged. All materials which have mold present must be remediated as per current accepted guidelines.
 - d. Ensure that ceilings and walls are in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean.
 - e. Ensure that the extension is in good repair and maintained in a waterproof, windproof and weatherproof condition. All building materials that show evidence of deterioration must be repaired or replaced. Additionally, you must ensure that the extension to the main structure is in compliance with all applicable legislation, standards, and codes.
 - f. Ensure floor coverings are in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean.
 - g. Ensure that the bathroom is provided with natural or mechanical ventilation.
 - h. Ensure that electrical outlets and lights are equipped with covers.
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 closed for tenant accommodation purposes.

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 Lacombe, Alberta, February 5, 2026
Confirmation of a verbal order issued to Debrah Leibel on February 6, 2026.

Executive Officer
Environmental Health Officer

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>

Template revised September 17, 2025