

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

**To:** Donald Glen Sisson  
Susan Gail Sisson  
"the Owner"

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

**RE:** Those housing premises located in County of Paintearth, Alberta and municipally described as: NE1/4-17-39-13-W4.

**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. There are no working smoke alarms creating a fire safety hazard.
- b. The windows in the bedrooms do not meet safe egress requirements creating a fire safety hazard.
- c. The front steps do not have hand rails and present a safety hazard.
- d. There is water infiltration that has caused water damage and extensive mold growth.
- e. The basement's electrical wiring is not properly installed creating a safety hazard.
- f. The drinking water system has not been tested for bacteriological and chemical safety.
- g. There is extensive refuse accumulation throughout creating insanitary conditions.
- h. The bedroom carpet is insanitary as a result of extensive cat urine.

**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. Smoke alarms on main floor are inoperable. This condition is contrary to 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 alarms shall be installed within the hallway. Smoke alarms shall be operational and in good repair at all times."
- b. The windows in the bedrooms do not meet minimum safe egress size requirements. This condition is contrary to Section 3(b)(i) and (ii) 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." and "Windows referred to in section 3(b)(i) shall

- provide unobstructed openings with areas not less than 0.35m<sup>2</sup> (3.8ft<sup>2</sup>), with no dimension less than 380mm (15”).”
- c. The front steps do not have hand railings. This condition is contrary to the requirements of Section 3(c) of the Minimum Housing and Health Standards which states: “Inside and outside stairs or porches including all treads, and risers, supporting structural members, rails, guards and balconies, shall be maintained in good repair and comply with the requirements of the Alberta Building Code or a Professional Engineering design.”
  - d. Water has infiltrated into the basement and has caused water damage to building materials and has allowed mold to grow. This condition is contrary to the requirements of Sections 1(a),(b),(c),(d) of the Minimum Housing and Health Standards which states: “(a) The housing premises shall be structurally sound. (b) Basements, cellars or crawl spaces shall be structurally sound, maintained in good repair and free from water infiltration and accumulation. (c) Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced. (d) Repairs or modifications required by the Executive Officer of any structural element of the housing premises may require the design and/or supervision of a professional structural engineer or a Safety Codes Officer (Building Discipline).”
  - e. The electrical wiring in the basement is not properly installed. This condition is contrary to the requirements of 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.”
  - f. The water system has not been tested and confirmed as potable. This condition is contrary to the requirements of Section 9 of the Minimum Housing and Health Standards which states: “Every building used in whole or in part, as housing premises must be supplied with a potable water supply of sufficient volume, pressure and temperature to serve the needs of the inhabitants.”
  - g. There is extensive refuse accumulation in the premises. This condition is contrary to the requirements of Section 16 of the Minimum Housing and Health Standards which states: “The owner shall ensure that all rooms and other areas used in common by the occupants of the individual dwellings are maintained in a clean and sanitary condition.”
  - h. The bedroom carpet has extensive damage from cat urine smell requiring replacement. This condition is contrary to the requirements 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.”

**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 occupants vacate the above noted premises on or before December 17, 2019.
2. That the Owner undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
  - a. Install a smoke alarm between each sleeping area and for remainder of the suite.
  - b. Install windows that meet safe egress size requirements.
  - c. Install handrails on front stairway meeting requirements of Alberta Building Code.

- d. Take measures to prevent water infiltration into the basement and remove all water and mold damaged materials from the basement.
  - e. Test the drinking water to ensure it is potable and supply copies of the chemical and bacteriological reports to Alberta Health Services.
  - f. Repair the electrical system in the basement and provide a written report from a master electrician or a safety codes officer, indicating that the electrical system in the basement is in compliance with Alberta Building Code.
  - g. Remove all refuse from the premises.
  - h. Remove the insanitary, urine contaminated carpet from the 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 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 Stettler, Alberta, December 17, 2019

Confirmation of a verbal order issued to Donald Glen Sisson on December 13, 2019.

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 Alberta Health Services at 780-342-0122 or by contacting the Public Health Appeal Board.

Health Legislation, Regulations and Standards

Electronic versions of the Public Health Act and Regulations are available at the Alberta Queen's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or [www.qp.gov.ab.ca](http://www.qp.gov.ab.ca).

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Copies of standards are available by contacting the Health Protection Branch of Alberta Health at 780-427-4518 or by visiting: [www.health.alberta.ca/about/health-legislation.html](http://www.health.alberta.ca/about/health-legislation.html)

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