Alberta Health Services

Environmental Public Health

ORDER OF AN EXECUTIVE OFFICER
UNFIT FOR HUMAN HABITATION
ORDER TO VACATE
ON OR BEFORE NOVEMBER 6, 2026

To: JI Alliance Holdings Ltd.
Min Ji Ong
"the Owners"

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

RE: Those housing premises located in Coronation, Alberta and municipally described as:
New Frontier Hotel, 5221 Highway 12 W

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;

By virtue of the violations noted below, the above noted premises are hereby declared to be **Unfit for Human Habitation**.

I hereby **ORDER** and **DIRECT**:

1. That all occupants vacate the above noted premises.

2. That the Owner(s) ensure all Occupants vacate the above noted premises on or before November 6, 2026.

3. That the Owner(s) immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
    a. Provide documentation from a professional engineer qualified to assess structural integrity confirming whether Room 204 and any affected adjacent areas, including those beside and below Room 204, are safe for occupancy. The assessment must identify any structural deficiencies resulting from observed water damage, wood deterioration and; specify all required repairs; and outline any occupancy. restrictions necessary until the deficiencies have been corrected.
    b. Remove any mold damaged materials from the ceiling of Room 204.
    c. Investigate the cause of the cracked ceiling in Room 202, expose portions of the ceiling around the crack, ensure the structure is sound and remediate any moldy or damaged materials.
    d. Investigate the cause of the sloping floor in Room 104 and the adjacent hallway, ensure the structure is sound and make any needed repairs.

4. 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.

These required actions are necessary given the presence of the following conditions identified during inspection 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, namely:

a. Evidence of water infiltration and deteriorated building materials were present in the ceiling of Room 204, including wood structural components.
b. Black discoloration was observed on exposed building materials in the ceiling of Room 204. The source of the discoloration could not be determined during the inspection and may be associated with previous or ongoing water damage.
c. Cracked ceiling in Room 202 and the potential for previous water intrusion.
d. Sloping floor in Room 104 and sloping hallway adjacent to Room 104.

These observed public health nuisance conditions identified during inspection are violations of the Housing Regulation, Alberta Regulation 173/99, and the Minimum Housing and Health Standards, namely:

a. Evidence of water infiltration and deteriorated building materials were present in the ceiling of Room 204, including wood structural components, contrary to Housing Regulation, AR 173/99, s. 31(1)(a)(i) (ii) (iii), which states, “Subject to subsection (3) and section 4, an owner shall ensure that (a) the housing premises are (i) structurally sound, (ii) in a safe condition, (iii) in good repair.”
b. Black discoloration was observed on exposed building materials in the ceiling of Room 204. The source of the discoloration could not be determined during the inspection and may be associated with previous or ongoing water damage, contrary to Housing Regulation, AR 173/99, s. 31(1)(a)(i) (ii) (iii) (iv), which states, “Subject to subsection (3) and section 4, an owner shall ensure that (a) the housing premises are (i) structurally sound, (ii) in a safe condition, (iii) in good repair, and (iv) maintained in a waterproof, windproof and weatherproof condition.”
c. Cracked ceiling in Room 202 and the potential for previous water intrusion, contrary to Housing Regulation, AR 173/99, s. 31(1)(a)(i) (ii) (iii) (iv), which states, “Subject to subsection (3) and section 4, an owner shall ensure that (a) the housing premises are (i) structurally sound, (ii) in a safe condition, (iii) in good repair, and (iv) maintained in a waterproof, windproof and weatherproof condition.”
d. Sloping floor in Room 104 and sloping hallway adjacent to Room 104 contrary to Housing Regulation, AR 173/99, s. 31(1)(a)(i) (ii), which states, “Subject to subsection (3) and section 4, an owner shall ensure that (a) the housing premises are (i) structurally sound, (ii) in a safe condition.”

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, November 9, 2026.

Confirmation of a verbal order issued to Min Ji Ong on November 6, 2026.

Executive Officer
Alberta Health Services

If you have any questions regarding the order, contact Environmental Public Health at 1-833-476-4743 or https://www.albertahealthservices.ca/eph/eph.aspx

You have the right to appeal

A person who is directly affected by a 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

Copy: RCMP
Town of Coronation
Employment Standards Officer
Safety Codes
OHS