

## **ORDER OF AN EXECUTIVE OFFICER CLOSED FOR TENANT ACCOMMODATION PURPOSES**

**To:** Jack Choi  
Yangjeon Ko  
1883656 Alberta Ltd.  
“the Owners”

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

**RE:** Those housing premises located in Wainwright, Alberta and municipally described as: Springs Motor Inn, 2114 14 Avenue

**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 is a lack of adequate heat to the premises.
- b. There are no functional smoke alarms present in the occupied rooms and the fire alarm system for the building is not operational.
- c. There is water infiltration from the roof at various points throughout the premises, resulting in water damaged, mouldy ceilings and wall surfaces.
- d. A potable hot water pipe has burst in the north wing causing flooding.
- e. There is inadequate lighting in the hallways and common areas of the motel.

**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. There is a lack of adequate heat to the premises. The main furnace/boiler is not operating, and space heaters are being used as a primary heat source for occupied rooms. This condition is contrary to Section 8 of the Minimum Housing and Health Standards M.O. 57/2012, which states that: “(a) 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; (i) at least 22°C (71°F), or (i) maintained at a temperature of at least 22°C (71°F) when the control of the supplied heat in a dwelling is the responsibility of a person other than the occupant. (c) Cooking appliances and portable space heaters shall not be used as the primary source for the required heat to a habitable room.”

- b. There are no functional smoke alarms present in the occupied rooms and the fire alarm system for the building is not operational. This condition is contrary to Section 12 of the Minimum Housing and Health Standards M.O. 57/2012, which states that: "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. (a) Smoke alarms shall be operational and in good repair at all times."
- c. There is water infiltration from the roof at various points throughout the premises resulting in water damaged, mouldy ceilings and wall surfaces. This condition is contrary to Section 1 of the Minimum Housing and Health Standards M.O. 57/2012, which states that: "(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. A potable hot water pipe has burst in the north wing of the building causing flooding. This condition is contrary to Section 12 of the Minimum Housing and Health Standards M.O. 57/2012, which states that: "Every housing premises shall be connected to the public sewage system, or to an approved private sewage disposal system. (a) The plumbing system and the sanitary drainage system or private sewage disposal system, as the case may be, including drains, fixtures, traps, vents, stacks, waste disposal facilities, pumpout sewage holding tanks, septic tanks and the disposal system shall be maintained in a proper operating condition. (b) Adequate water volume and pressure shall be provided to ensure the proper operation and flushing of all fixtures. (c) All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside."
- e. There is inadequate lighting in the hallways and common areas of the motel. This condition is contrary to Section 13 of the Minimum Housing and Health Standards M.O. 57/2012, which states that: "Every public hallway and stairway in a housing premises with multiple dwellings shall be adequately lighted by natural or artificial light at all times, providing in all parts thereof at least 50 lux of light at each tread or floor level."

**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 premises remain vacant and closed for tenant accommodations except for the owner of the premises.
2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
  - a. Repair the furnace to a safe working condition so that it is capable of heating the premises to an appropriate temperature of at least 22°C (71°F).
  - b. Install functional smoke alarms in rooms and repair or restore the fire alarm system for the building. This must be verified by the fire chief or approved designate.

- c. Repair all roof leaks and remediate any water damaged and mouldy areas that resulted from the leaks.
  - d. Repair the broken water pipe and remediate any water damaged areas resulting from the leak.
  - e. Install appropriate lighting in the common areas and hallways of the motel.
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 Wainwright, Alberta, March 25, 2025

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](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: Town of Wainwright  
Wainwright RCMP