

**ORDER OF AN EXECUTIVE OFFICER
CLOSED FOR TENANT ACCOMMODATION PURPOSES
ORDER TO VACATE ON OR BEFORE SEPTEMBER 15, 2026.**

To: RYAN REID
"the Owner"

AND

KAROLINE REID
"the Owner"

AND

GENTRY HOME BUILDERS LTD: VINCENT REID
"the Owner"

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

RE: Those housing premises located in Edmonton, Alberta and municipally described as:
10314 137 Street NW
Plan 3875P Block 95 Lot 4

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 **Closed for Tenant Accommodation Purposes.**

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 September 15, 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. Hire a professional engineer to inspect the foundation and chimney of the property to ensure the premise is structurally sound. **The engineer's report is to be submitted to Alberta Health Services Environmental Public Health for review.**
 - b. Hire a professional roofer to inspect the condition of the property's roof and repair according to the roofers' recommendations. **The roofer's report is to be submitted to Alberta Health Services Environmental Public Health for review.**
 - c. Determine the source of the water infiltration/leak into the premise and repair accordingly.

- d. Ensure all water damaged building material is removed and replaced.
 - e. Repair or replace the front entrance concrete stairs. Ensure the stairs are repaired and maintained in good condition.
 - f. Repair or replace the eavestroughs surrounding the property. Ensure the eavestroughs direct water away from the property and are free from vegetation.
 - g. Repair or replace the front entrance threshold.
 - h. Ensure all exterior windows locks are operational and in good repair.
 - i. Ensure all exterior windows are double pane and maintained in good repair.
 - j. Ensure all exterior windows are equipped with a window screen and maintained in good repair.
 - k. Ensure all walls, ceiling and floors are smooth, durable, impervious to moisture and maintained in good repair.
 - l. Ensure all bedroom windows comply with emergency egress requirements and are able remain open without assistance.
 - m. Ensure all smoke alarms are operational.
 - n. Install a handrail on the stairs leading to the second floor.
 - o. Install a guard on the stairs leading to the second-floor landing. Ensure the guard complies with Alberta Building Code.
 - p. Ensure the head clearance leading to the path of egress had a ceiling height that measures a minimum of 72 inches/6 feet in height.
 - q. Ensure the main floor bathroom is equipped with either natural or mechanical ventilation.
 - r. Repair or replace the front entrance weatherstripping.
 - s. Repair or replace the master bedroom light fixture and outlets.
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 closed for tenant accommodation purposes and secured 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:

Exterior

- a. The front entrance concrete steps had dropped approximately 4 inches and detached from the main structure.
- b. The front entrance threshold was broken and had lifted.
- c. The chimney had detached and shifted from the main structure and requires structural assessment.
- d. There was a large tarp covering the roof of the property.
- e. The eavestrough surrounding the property was damaged or missing.
- f. There was a large foundation crack observed below the north window by the basement bathroom. There was also a large crack observed in the basement foundation. The foundation crack opening was measured to range between two to four inches.

Interior

- g. There were multiple exterior window locks throughout the premises that were not operational.
- h. There were multiple exterior windows that were single pane throughout the premises.

Second Floor

- i. The south-bedroom window could not remain open without assistance.
- j. The north-bedroom window could not remain open without assistance.
- k. The smoke alarm was not operational.
- l. There was no handrail installed on the stairs leading to the second floor.
- m. There was no guard installed on the stairs leading to the second-floor landing.
- n. The head clearance on the stairs leading to the second floor was measured to be approximately 70 inches.

Main floor

- o. The master bedroom door windowpanes were broken or cracked.
- p. There was evidence of a water leak resulting in water damage to the drywall and ceiling of the master bedroom. Portions of the bedroom drywall and ceiling were removed.
- q. The master bedroom insulation shows evidence of water damage.
- r. The master bedroom had exposed electrical wires.
- s. There was evidence of water damage on the living room ceiling above the fireplace.
- t. The front entrance weatherstripping had lifted and detached.
- u. The bathroom window could not remain open without assistance to provide adequate ventilation.
- v. There were multiple broken floor tiles in the kitchen. Multiple tiles had lifted and detached.
- w. There was evidence of water damage and mould-like substances under the kitchen counter around the sink basin.
- x. There was evidence of water damage and mould-like substances in multiple areas on the ceiling and drywall of the kitchen and family room.

Basement

- y. The laundry room floor drain was missing.
- z. The bathroom ceiling showed evidence of water damage.
- aa. There was evidence of water infiltration through the basement ceiling in multiple areas. There were multiple buckets placed to collect the water.

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:

Exterior

- a. The front entrance concrete steps had dropped approximately 4 inches and detached from the main structure. This is in contravention of section III(1)(c) of the Minimum Housing and Health Standards which states that: Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.
- b. The front entrance threshold was broken and had lifted. This is in contravention of section III(1)(c) of the Minimum Housing and Health Standards which states that: Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.
- c. The chimney had detached and shifted from the main structure and requires structural assessment. This is in contravention of section III of the Minimum Housing and Health Standards which states that: The owner shall ensure that the housing premises is structurally sound, in a safe condition, in good repair, and maintained in a waterproof, windproof and weatherproof condition.
- d. There was a large tarp covering the roof of the property. This is in contravention of section III(2)(a) of the Minimum Housing and Health Standards which states that: The roof and exterior cladding of walls shall be maintained in a waterproof, windproof and weatherproof condition.
- e. The eavestrough surrounding the property was damaged or missing. This is in contravention of section III(1)(c) of the Minimum Housing and Health Standards which states that: Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.
- f. There was a large foundation crack observed below the north window by the basement bathroom. There was also a large crack observed in the basement foundation. The foundation crack opening was measured to range between two to four inches. This is in contravention of section III of the Minimum Housing and Health Standards which states that: The owner shall ensure that the housing premises is structurally sound, in a safe condition, in good repair, and maintained in a waterproof, windproof and weatherproof condition.

Interior

- g. There were multiple exterior window locks throughout the premises that were not operational. This is in contravention of section III(3)(a) of the Minimum Housing and Health Standards which states that: Exterior windows and doors shall be capable of being secured.
- h. There were multiple exterior windows that were single pane throughout the premises. This is in contravention of section III(2)(b)(ii) of the Minimum Housing and Health Standards which states that: In housing premises intended for use during the winter months, windows in habitable rooms shall protect against cold weather through the provision of a storm sash, double glazing, or other durable thermal/air resistant barrier as may be approved by the Executive Officer.
- i. There were multiple exterior windows screens throughout the premises that were missing or in disrepair. This is in contravention of section III(2)(b)(iii) of the Minimum Housing and Health Standards which states that: During the portion of the year when there is a need for protection against flies and other flying insects, every window or other device intended for ventilation shall be supplied with effective screens.

- j. There were multiple transition strips that detached throughout the premises. This is in contravention of section III(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.

Second Floor

- k. The south-bedroom window could not remain open without assistance. This is in contravention of section III(3)(b)(i) of the Minimum Housing and Health Standards which states that: Windows referred to above shall provide unobstructed openings with areas not less than 0.35 m² (3.8ft²), with no dimension less than 380 mm (15").
- l. The north-bedroom window could not remain open without assistance. This is in contravention of section III(3)(b)(i) of the Minimum Housing and Health Standards which states that: Windows referred to above shall provide unobstructed openings with areas not less than 0.35 m² (3.8ft²), with no dimension less than 380 mm (15").
- m. The smoke alarm was not operational. This is in contravention of section IV(12)(a) of the Minimum Housing and Health Standards which states that: Smoke alarms shall be operational and in good repair at all times.
- n. There was no handrail installed on the stairs leading to the second floor. This is in contravention of section III(3)(c) of the Minimum Housing and Health Standards which states that: Inside or outside stairs or porches including all treads, risers, supporting structural members, rails, guards and balconies, shall be maintained in good repair and shall comply with the requirements of the Alberta Building Code or a Professional Engineer design.
- o. There was no guard installed on the stairs leading to the second-floor landing. This is in contravention of section III(3)(c) of the Minimum Housing and Health Standards which states that: Inside or outside stairs or porches including all treads, risers, supporting structural members, rails, guards and balconies, shall be maintained in good repair and shall comply with the requirements of the Alberta Building Code or a Professional Engineer design.
- p. The head clearance on the stairs leading to the second floor was measured to be approximately 70 inches. This is in contravention of section 5(2) of the Housing Regulations which states that: No person shall cause or permit any condition in a housing premises that is or may become injurious or dangerous to the public health, including any condition that may hinder in any manner the prevention or suppression of disease.

Main floor

- q. The master bedroom door windowpanes were broken or cracked. section III(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.
- r. There was evidence of a water leak resulting in water damage to the drywall and ceiling of the master bedroom. Portions of the bedroom drywall and ceiling were removed. This is in contravention of section III(1)(c) of the Minimum Housing and Health Standards which states that: Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.

- s. The master bedroom insulation shows evidence of water damage. This is in contravention of section III(1)(c) of the Minimum Housing and Health Standards which states that: Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.
- t. The master bedroom had exposed electrical wires. This is in contravention of section IV(11) of the Minimum Housing and Health Standards which states that: 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.
- u. There was evidence of water damage on the living room ceiling above the fireplace. This is in contravention of section III(1)(c) of the Minimum Housing and Health Standards which states that: Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.
- v. The front entrance weatherstripping had lifted and detached. section III(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.
- w. The bathroom window could not remain open without assistance to provide adequate ventilation. This is in contravention of section IV(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.
- x. There were multiple broken floor tiles in the kitchen. Multiple tiles had lifted and detached. This is in contravention of section III(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.
- y. There was evidence of water damage and mould-like substances under the kitchen counter around the sink basin. This is in contravention of section III(1)(c) of the Minimum Housing and Health Standards which states that: Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.

Basement

- z. The laundry room floor drain was missing. This is in contravention of section III(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.
- aa. The bathroom ceiling showed evidence of water damage. There was evidence of water infiltration through the basement ceiling in multiple areas. There were multiple buckets placed to collect the water. This is in contravention of section III(2)(a) of the Minimum Housing and Health Standards which states that: The roof and exterior cladding of walls shall be maintained in a waterproof, windproof and weatherproof 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 Edmonton, Alberta, August 26, 2026.
Confirmation of a verbal order issued to Ryan Reid on August 25, 2026.

Executive Officer
Environmental Health Officer

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>