

**ORDER OF AN EXECUTIVE OFFICER  
UNFIT FOR HUMAN HABITATION  
ORDER TO VACATE  
ON OR BEFORE May 11, 2026**

**To:** Dorothy Travers                  Richard Jermoe Travers  
"the Owner"                          "the Owner"

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

**RE:** Those housing premises located in Edmonton, Alberta and municipally described as:  
11259 159 Avenue NW, T5X 4W2

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 May 11, 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 a safe heating source capable of heating and maintaining all livable areas of the dwelling at 22 degrees Celsius.
  - b. Remove bedding and sleeping materials from rooms that do not meet emergency egress requirements and discontinue use of rooms for overnight sleeping purposes until emergency egress requirements are met.
  - c. Install a functional smoke alarm in or adjacent to all sleeping areas.
  - d. Install compliant guards and handrails on all stairs.
  - e. Install a functional kitchen sink supplied with potable hot and cold running water.
  - f. Repair all bathrooms, bathroom fixtures including bathroom ventilation fans so all bathrooms are equipped with fully functional flush toilets, hand sinks and wash basins with adequate ventilation.
  - g. Conduct the work needed to ensure all walls, ceilings, flooring, and floor coverings are in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean.

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. Portable heating sources and propane tanks throughout the dwelling onsite.
- b. Dining room adjacent to main floor kitchen and a converted basement space noted with bedding materials and personal items. These rooms do not have openable emergency egress windows.
- c. No smoke alarms installed in the premise.
- d. Vertical guards for the first set of stairs leading to the basement are missing.
- e. Kitchen sink plumbing noted missing.
- f. Main floor toilet was not operational, and the hand sink was missing, the top floor wash basin noted missing walls, En suite bathroom is inaccessible.
- g. Multiple holes in walls & ceilings, along with missing flooring noted throughout the home.

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. Portable heating sources and propane tanks throughout the dwelling onsite. This is in contravention of section 8(a) 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, toilet rooms within the building to a temperature of (i) at least 22°C or (i) maintained at a temperature of at least 22°C when the control of the supplied heat in a dwelling is the responsibility of a person other than the occupant."
- b. Dining room adjacent to main floor kitchen and a converted basement space noted with bedding materials and personal items. These rooms do not have openable emergency egress windows. This is in contravention of 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."
- c. No smoke alarms installed in the premise. This is in contravention of section 12 of the Minimum Housing and Health Standards, 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."
- d. Vertical guards for the first set of stairs leading to the basement are missing. This is in contravention of section 3(c)(i) of the Minimum Housing and Health Standards, which states: "Inside or outside stairs or porches including all treads, risers, supporting structural members, hand 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."

- e. Kitchen sink plumbing noted missing. This is in contravention of section 14(a)(i) of the Minimum Housing and Health Standards, which states: “a kitchen sink that is supplied with potable hot and cold water and suitably sized to allow preparation of food, washing utensils and any other cleaning operation.”
- f. Main floor toilet was not operational, and the hand sink was missing, the top floor wash basin noted missing walls, En suite bathroom is inaccessible. This is in contravention of section 7 of the Minimum Housing and Health Standards which states that: “Except where exempt by regulation, every housing premises shall be provided with plumbing fixtures of an approved type consisting of at least a flush toilet, a wash basin, and a bathtub or shower.”
- g. Multiple holes in walls & ceilings, along with missing flooring noted throughout the home. This is in contravention of Section 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. (a) Rooms containing a flush toilet and/or a bathtub or shower shall have walls and floors that are smooth, non-absorbent to moisture and easy to clean. All walls shall form a watertight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower. (b) Rooms and sections of rooms that are used for food preparation and cooking shall have walls and floors constructed of materials which do not provide harbourage to dirt, grease, vermin and bacteria and that are easily kept clean.”

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, May 11, 2026.

Executive Officer  
Alberta Health Services

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>

Copy: City of Edmonton, Alberta Sheriffs Branch

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<https://www.ahs.ca/eph>