

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

**To:** **Walter Lund**  
"the Owner"

**And To:** All Occupant(s) of the following Housing premises: **181 Grandin Village**

**RE:** Those housing premises located in **St. Albert, Alberta** and municipally described as:  
**181 Grandin Village, T8N 2J3**

**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, in contravention of the Public Health Act and Nuisance and General Sanitation Regulation, Alberta Regulation 243/2003 namely:

- a. Smoke alarms throughout the home are either not working or are expired, and must be replaced with wired-in units, in-kind with the original system.
- b. Both second-floor bedrooms to the left of the stairs have windows with an openable space of 9" x 25.75", which does not meet egress requirements.
- c. The dining room ceiling has a hole where the drywall had collapsed due to water damage, exposing the second story's subfloor.
- d. Water damage is visible on the dining room bulkhead.
- e. The upstairs main washroom bathtub spigot is loose and not properly secured. While no active leak was observed, its condition may be contributing to ongoing water damage, including ceiling deterioration in the dining room directly below.
- f. A significant section of the upstairs main bathroom's floor tiles are missing or damaged, and the subfloor is wet and showing evidence of rot.
- g. The upstairs main bathroom's toilet base is cracked and broken and appears to be leaking.
- h. The basement washroom shower has cracked, damaged, and missing tiles, allowing water infiltration.
- i. The basement washroom shower has what appears to be unfinished wood on the ceiling of the showering area. There is evidence of water damage around the perimeter and visible water staining.
- j. The basement washroom's shower does not have control dials or a shower head.
- k. The basement washroom's sink faucet is missing the temperature control knob.
- l. There is a missing ceiling tile over the toilet area in the basement washroom.
- m. The basement washroom has a hole in the ceiling near the opening for the mechanical room.
- n. The basement washroom does not have a door separating it from the unfinished mechanical room.

- o. There is a hole in the ceiling to the left of the basement sliding exterior door.
- p. The basement exterior sliding door is incapable of securely locking.
- q. The handrail on the upper portion of the stairs to the second floor does not extend to the top of the stairs.
- r. The handrail of the stairs leading to the basement is not secured to the wall.
- s. The second bedroom to the left at the top of the stairs has a broken electrical outlet faceplate.
- t. Combustible materials, including but not limited to cardboard boxes, paper products, and fabric items, were observed being stored in close proximity to the furnace and hot water heater in the mechanical room. These items were piled in a manner that presents a fire risk due to potential ignition from the furnace's heat output and open flame pilot light, as identified by the Fire Marshal on site.
- u. A substantial accumulation of belongings and garbage is being stored on both the back upper balcony and lower yard. These materials are exposed to the elements; attracting pests and creating conditions that may promote the growth of mold or bacteria. This accumulation is also obstructing safe egress routes.

**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 throughout the home are either not working or are expired, and must be replaced with wired-in units, in-kind with the original system. 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... Smoke alarms shall be operational and in good repair at all times.*"
- b. Both second-floor bedrooms to the left of the stairs have windows with an openable space of 9" x 25.75", which does not meet egress requirements. This is in contravention of **Section 3(b)(i) and (ii) of the Minimum Housing and Health Standards**, which state that, "*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 ... shall provide unobstructed openings with areas not less than 0.35 m<sup>2</sup> (3.8ft<sup>2</sup>), with no dimension less than 380 mm (15").*"
- c. The dining room ceiling has a hole where the drywall had collapsed due to water damage, exposing the second story's subfloor. 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.*"
- d. Water damage is visible on the dining room bulkhead. This is in contravention of **Section 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.*"
- e. The upstairs main washroom bathtub spigot is loose and not properly secured. While no active leak was observed, its condition may be contributing to ongoing water damage, including ceiling deterioration in the dining room directly below. This is in contravention of **Section 6(c) of the Minimum Housing and Health Standards**, which states that, "*All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.*"

- f. A significant section of the upstairs main bathroom's floor tiles are missing or damaged, and the subfloor is wet and showing evidence of rot. 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. 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."*
- g. The upstairs main bathroom's toilet base is cracked and broken and appears to be leaking. This is in contravention of **Section 6(c) of the Minimum Housing and Health Standards**, which states that, *"All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside."*
- h. The basement washroom shower has cracked, damaged, and missing tiles, allowing water infiltration. 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. 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."*
- i. The basement washroom shower has what appears to be unfinished wood on the ceiling of the showering area. There is evidence of water damage around the perimeter and visible water staining. 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. 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."*
- j. The basement washroom's shower does not have control dials or a shower head. This is in contravention of **Section 6(c) of the Minimum Housing and Health Standards**, which states that, *"All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside."*
- k. The basement washroom's sink faucet is missing the temperature control knob. This is in contravention of **Section 6(c) of the Minimum Housing and Health Standards**, which states that, *"All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside."*
- l. There is a missing ceiling tile over the toilet area in the basement washroom. 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. 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."*
- m. The basement washroom has a hole in the ceiling near the opening for the mechanical room. 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. 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."*

- n. The basement washroom does not have a door separating it from the unfinished mechanical room. 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. 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."*
- o. There is a hole in the ceiling to the left of the basement sliding exterior door. 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."*
- p. The basement exterior sliding door is incapable of securely locking. This is in contravention of **Section 3(a) of the Minimum Housing and Health Standards**, which states that, *"Exterior windows and doors shall be capable of being secured."*
- q. The handrail on the upper portion of the stairs to the second floor does not extend to the top of the stairs. This is in contravention of **Section 3(c)(i) of the Minimum Housing and Health Standards**, which states that, *"Inside or outside stairs or porches including all treads, risers, supporting structural members, handrails, 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."*
- r. The handrail of the stairs leading to the basement is not secured to the wall. This is in contravention of **Section 3(c)(i) of the Minimum Housing and Health Standards**, which states that, *"Inside or outside stairs or porches including all treads, risers, supporting structural members, handrails, 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."*
- s. The second bedroom to the left at the top of the stairs has a broken electrical outlet faceplate. This is in contravention of **Section 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."*
- t. Combustible materials, including but not limited to cardboard boxes, paper products, and fabric items, were observed being stored in close proximity to the furnace and hot water heater in the mechanical room. These items were piled in a manner that presents a fire risk due to potential ignition from the furnace's heat output and open flame pilot light, as identified by the Fire Marshal on site. This is in contravention of **Section 2 of the Nuisance and General Sanitation Regulation**, which states that, *"No person shall create, commit or maintain a nuisance... a person who creates, commits or maintains any premises in a condition that... is or might become injurious or dangerous to the public health or that might hinder in any manner the prevention or suppression of disease is deemed to have created, committed or maintained a nuisance."*

- u. A substantial accumulation of belongings and garbage is being stored on both the back upper balcony and lower yard. These materials are exposed to the elements; attracting pests and creating conditions that may promote the growth of mold or bacteria. This accumulation is also obstructing safe egress routes. This is in contravention of **Section 2 of the Nuisance and General Sanitation Regulation**, which states that, “*No person shall create, commit or maintain a nuisance... a person who creates, commits or maintains... any accumulation or deposit of offensive matter, waste or manure wherever situated, that is or might become injurious or dangerous to the public health or that might hinder in any manner the prevention or suppression of disease is deemed to have created, committed or maintained a nuisance.*”

**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 **June 30<sup>th</sup>, 2025**.
2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
  - a. Replace all expired or non-functional smoke alarms with hardwired units consistent with the original system throughout the dwelling, and in accordance with all applicable codes.
  - b. Replace or modify the bedroom windows in both second-floor bedrooms (left of the stairs) to meet minimum egress requirements.
  - c. Repair and properly finish the dining room ceiling where drywall has collapsed.
  - d. Assess and remediate water damage on the dining room bulkhead, addressing any underlying cause of moisture.
  - e. Secure the upstairs main bathroom bathtub spigot to prevent further water leakage and damage.
  - f. Replace missing or damaged floor tiles in the upstairs main bathroom and repair or replace rotted subflooring.
  - g. Replace the cracked and leaking toilet in the upstairs main bathroom.
  - h. Repair or replace all cracked, damaged, and missing tiles in the basement washroom shower to prevent water infiltration.
  - i. Replace the unfinished wood ceiling in the basement shower area with a suitable, water-resistant material, and remediate water damage around the perimeter.
  - j. Install functioning control dials and a shower head in the basement washroom shower.
  - k. Replace or repair the sink faucet in the basement washroom to ensure functioning water control.
  - l. Replace the missing ceiling tile over the toilet area in the basement washroom.
  - m. Repair the ceiling near the mechanical room opening in the basement washroom.
  - n. Install a functional door separating the basement washroom from the mechanical room to provide adequate separation.
  - o. Repair the ceiling hole to the left of the basement sliding exterior door.
  - p. Repair or replace the basement sliding door to ensure it can be securely locked.

- q. Extend the second-floor stair handrail to the top of the stairs to comply with safety standards.
  - r. Secure the handrail of the basement stairs firmly to the wall.
  - s. Replace the broken electrical outlet faceplate in the second bedroom left of the stairs.
  - t. Remove combustible materials (e.g., cardboard, paper, fabric) from the mechanical room and maintain clear space around the furnace and hot water heater, as per fire safety recommendations.
  - u. Remove the accumulation of belongings and garbage from the upper balcony and lower yard to eliminate pest attractants, prevent mold growth, and maintain safe and unobstructed egress routes.
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 St. Albert, Alberta, June 19<sup>th</sup>, 2025.

Confirmation of a verbal order issued to Walter Lund on June 12<sup>th</sup>, 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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<https://www.ahs.ca/eph>