

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

To: **Russell P. Bennett**
 Andree M. T. Nobert Bennett
 "the Owner"

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

RE: Those housing premises located in St. Albert, Alberta and municipally described as:
 23 Spruce Crescent – Basement Suite, T8N 0H4

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 October 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. Ensure the windows in both the North-East and North-West bedrooms provide unobstructed openings of not less than 0.35 m² (3.8 ft²), with no dimension less than 380 mm (15 in.).
 - b. Install and maintain an operational smoke alarm in the basement suite.
 - c. Repair the staircase leading to the basement suite. Ensure all steps are maintained in good repair and provide a smooth, secure, and even walking surface.
 - d. Identify and correct the source(s) of water infiltration into the basement suite.
 - e. Remove and replace all water-damaged, rotten, and/or moisture-affected building materials. Repair all affected floors, walls and ceilings and provide durable, finished surfaces maintained in good repair.
 - f. Repair and finish all damaged and incomplete surfaces within the bathroom, including the walls, ceiling, and flooring. Ensure surfaces exposed to moisture are finished with smooth, durable, moisture-resistant materials and that all flooring is securely affixed and maintained in good repair.
 - g. Repair and finish all missing sections of wall behind the kitchen cabinets. Ensure wall surfaces are maintained in good repair. Ensure surfaces exposed to moisture are finished with smooth, durable, moisture-resistant materials.

- h. Repair and weatherproof the exterior entrance to the basement suite. Ensure the exterior door and frame provide an effective barrier against the entry of water, wind, and weather.
 - i. Provide and maintain insect screens in good repair on all openable windows used for ventilation during the portion of the year where there are flying insects.
 - j. Provide a properly installed, safe, and operational heating source capable of adequately heating the North-West bedroom.
- 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:

- a. Both the North-East bedroom and the North-West bedrooms windows do not meet egress requirements. Openings for both measured approximately 35.75" x 14.5" (3.6 ft²).
- b. There was no smoke alarm installed in the basement suite at time of inspection.
- c. The staircase leading to the basement suite was in disrepair. Several steps consisted of broken and damaged tile, resulting in uneven walking surfaces.
- d. Extensive evidence of water infiltration and associated damage was observed throughout the main living area, the North-East bedroom, and the bathroom.
- e. Large sections of drywall and baseboards had been removed from walls in multiple areas, including living space, the North-East bedroom and the bathroom, exposing insulation and wall cavities. Sections of the ceiling tiles in the main living area and both bedrooms showed evidence of water damage, and several were missing. Moisture remained evident on exposed insulation, and damaged and/or deteriorated building materials remained in place.
- f. Large sections of the bathroom walls had been replaced with unfinished drywall that had not been taped, mudded, painted, or otherwise provided with a finished, moisture-resistant surface. Evidence of water infiltration and water damage was observed on ceiling tiles in the bathroom, and ceiling tiles were not water-resistant. A section of the bathroom ceiling above the toilet was missing, leaving the ceiling cavity exposed. Loose, unaffixed floor tiles were present around the base of the toilet, resulting in an unfinished and uneven floor surface.
- g. Sections of wall are missing behind the kitchen cabinets.
- h. The exterior entrance to the basement suite was inadequately weatherproofed, with large gaps present around the exterior door and/or door frame.
- i. Insect screens were missing for both bedroom windows.
- j. There is no heating source available for the North-West bedroom.

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. Both the North-East bedroom and the North-West bedrooms windows do not meet egress requirements. Openings for both measured approximately 35.75" x 14.5" (3.6 ft²). This is in violation of **Section 3(b)(ii) of the Minimum Housing and Health Standards**, which

states that, *“Windows ... shall provide unobstructed openings with areas not less than 0.35 m² (3.8ft²), with no dimension less than 380 mm (15”).*”

- b. There was no smoke alarm installed in the basement suite at time of inspection. This is in violation 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. Smoke alarms shall be operational and in good repair at all times.”*
- c. The staircase leading to the basement suite was in disrepair. Several steps consisted of broken and damaged tile, resulting in uneven walking surfaces. This is in violation 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.”*
- d. Extensive evidence of water infiltration and associated damage was observed throughout the main living area, the North-East bedroom, and the bathroom. This is in violation of **Section 1(b) of the Minimum Housing and Health Standards**, which states that, *“Basements, cellars or crawl spaces shall be structurally sound, maintained in good repair and free from water infiltration and accumulation.”*
- e. Large sections of drywall and baseboards had been removed from walls in multiple areas, including living space, the North-East bedroom and the bathroom, exposing insulation and wall cavities. Sections of the ceiling tiles in the main living area and both bedrooms showed evidence of water damage, and several were missing. Moisture remained evident on exposed insulation, and damaged and/or deteriorated building materials remained in place. This is in violation of **Section 1(c) and Section 5 of the Minimum Housing and Health Standards**, which state that, *“Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced”* and *“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.”*
- f. Large sections of the bathroom walls had been replaced with unfinished drywall that had not been taped, mudded, painted, or otherwise provided with a finished, moisture-resistant surface. Evidence of water infiltration and water damage was observed on ceiling tiles in the bathroom, and ceiling tiles were not water-resistant. A section of the bathroom ceiling above the toilet was missing, leaving the ceiling cavity exposed. Loose, unaffixed floor tiles were present around the base of the toilet, resulting in an unfinished and uneven floor surface. This is in violation of **Section 5(a) of the Minimum Housing and Health Standards**, which states that, *“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. Sections of wall are missing behind the kitchen cabinets. This is in violation of **Section 5(b) of the Minimum Housing and Health Standards**, which states that, *“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.”*
- h. The exterior entrance to the basement suite was inadequately weatherproofed, with large gaps present around the exterior door and/or door frame. This is in violation of **Section**

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.*”

- i. Insect screens were missing for both bedroom windows. This is in violation of **Section 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 is no heating source available for the North-West bedroom. This is in violation of **Section 8(a) of the Minimum Housing and Health Standards**, which states that, “*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 ...*”

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, September 18, 2026.

Confirmation of a verbal order issued to Russell Bennett on September 18, 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>

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23 Sir Winston Churchill Avenue, St. Albert, Alberta, Canada T8N 2S7

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