

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

To: Albert J Koehler Ty Koehler
"the Owner" "the Owner"

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

RE: Those housing premises located in Sturgeon County, Alberta and municipally described as: 24106 Township Road 564 (Lot 1, Plan 7820423)

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. Sewage backup was observed in the basement. Pieces of toilet paper were observed in this area.
- b. The doorknobs for the front door and back door were missing.
- c. A large number of mice dropping were observed in the basement laundry room area.
- d. The smoke alarm on the main floor was disassembled with no cover and was not operational. The smoke alarm located on the ceiling going downstairs to the basement was also not operational.
- e. The water boiler appeared to be leaking and water accumulation was observed in the basement.
- f. The ceiling on the main floor had various cracks and visible water damage. The ceiling area by the fireplace was drooping lower than the rest of the ceiling.
- g. No hot water was available throughout the house.
- h. Water pressure in the washrooms and kitchen sink were low.
- i. The doorknobs on the front door and back door were missing. The doors were not weatherproof as there was a hole where the doorknobs were supposed to be.
- j. Excess water stains and damage was observed throughout the ceiling. A mold-like growth was observed on the ceiling located by the cabinets in the kitchen area.
- k. Switch plates and electrical outlet covers were missing from several light switches and electrical outlets in the living room and along the hallway on the main floor.
- l. Lighting fixtures that were attached to the ceiling have been removed in the main floor hallway and in the northeast bedroom with electrical components exposed.
- m. Electrical fixtures including light switches and fan switches located in the living room, main floor hallways, washroom, and 2 bedrooms were not functioning.
- n. The finishing trim around the door frames for the two bedrooms and washroom were detached.
- o. Several cracks as well as a hole was observed in the ceiling located in the living room by the fireplace. The ceiling was peeling in various areas. A large crack was also observed

extending from the corner of the doorframe of the inner front door. The wall was starting to peel underneath the living room window.

- p. The floor covering in the laundry room located in the basement was peeling from the ground and was in disrepair.
- q. The vent covers located by the washroom and southeast bedroom were loose and not secure.

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. Sewage backup was observed in the basement. Pieces of toilet paper was observed in this area. This is in contravention of Section 6(a) of the Minimum Housing and Health Standards, which states “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. The doorknobs for the front door and back door were missing. This is in contravention of Section 3(a) of the Minimum Housing and Health Standards, which states “Exterior windows and doors shall be capable of being secured.”
- c. A large number of mice dropping were observed in the basement laundry room area. This is in contravention of Section 16(a) of the Minimum Housing and Health Standards, which states “The owner shall ensure that the housing premises are free of insect and rodent infestations.”
- d. The smoke alarm on the main floor was disassembled with no cover and was not operational. The smoke alarm located on the ceiling going downstairs to the basement was also not operational. This is in contravention of Section 12(a) of the Minimum Housing and Health Standards, which states “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.”
- e. The water boiler appeared to be leaking and water accumulation was observed in the basement. This is in contravention of Section 1(b) of the Minimum Housing and Health Standards, which states “Basements, cellars or crawl spaces shall be structurally sound, maintained in good repair and free from water infiltration and accumulation.”
- f. The ceiling on the main floor had various cracks and visible water damage. The ceiling area by the fireplace was drooping lower than the rest of the ceiling. This is in contravention of Section 1(a) of the Minimum Housing and Health Standards, which states “The housing premises shall be structurally sound.”
- g. No hot water was available throughout the house. This is in contravention of Section 9(a) of the Minimum Housing and Health Standards, which states “Every building used in whole or in part, as housing premises must be supplied with a potable water supply of sufficient volume, pressure and temperature to serve the needs of the inhabitants. (a) All hot running water shall be maintained at a temperature of not less than 46 degrees C (114°F), and not more than 60 degrees C (140°F) measured at the plumbing fixture.”

- h. Water pressure in the washrooms and kitchen sink were low. This is in contravention of Section 9 of the Minimum Housing and Health Standards, which states “Every building used in whole or in part, as housing premises must be supplied with a potable water supply of sufficient volume, pressure and temperature to serve the needs of the inhabitants.”
- i. The doorknobs on the front door and back door were missing. The doors were not weatherproof as there was a hole where the doorknobs were supposed to be. This is in contravention of Section 2(b)(i) of the Minimum Housing and Health Standards, which states “All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof.”
- j. Excess water stains and damage was observed throughout the ceiling. A mold-like growth was observed on the ceiling located by the cabinets in the kitchen area. This is in contravention of Section 5(2) of the Housing Regulation, Alta Reg 173/1999, which states “No person shall cause or permit any condition in housing premises that is or may become injurious or dangerous to the public health, including any condition that may hinder in any way the prevention or suppression of disease.”
- k. Switch plates and electrical outlet covers were missing from several light switches and electrical outlets in the living room and along the hallway on the main floor. This is in contravention of Section 11 of the Minimum Housing and Health Standards, which states “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.”
- l. Lighting fixtures that were attached to the ceiling have been removed in the main floor hallway and in the northeast bedroom with electrical components exposed. This is in contravention of Section 11 of the Minimum Housing and Health Standards, which states “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.”
- m. Electrical fixtures including light switches and fan switches located in the living room, main floor hallways, washroom, and 2 bedrooms were not functioning. This is in contravention of Section 11 of the Minimum Housing and Health Standards, which states “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.”
- n. The finishing trim around the door frames for the two bedrooms and washroom were detached. This is in contravention of Section 5 of the Minimum Housing and Health Standards, which states “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.”
- o. Several cracks as well as a hole was observed in the ceiling located in the living room by the fireplace. The ceiling was peeling in various areas. A large crack was also observed extending from the corner of the doorframe of the inner front door. The wall was starting to peel underneath the living room window. This is in contravention of Section 5 of the Minimum Housing and Health Standards, which states “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 floor covering in the laundry room located in the basement was peeling from the ground and was in disrepair. This is in contravention of Section 5 of the Minimum

Housing and Health Standards, which states “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.”

- q. The vent covers located by the washroom and southeast bedroom were loose and not secure. This is in contravention of Section 5 of the Minimum Housing and Health Standards, which states “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.”

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 March 25, 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. Repair or replace the sewage system and plumbing so it is in proper operating condition or maintain an alternative system that is satisfactory to the executive officer of the region.
 - b. Clean and disinfect all the surfaces that have been in contact with wastewater and sewage waste. Remove and dispose of any items that are porous and unable to be cleaned and disinfected.
 - c. Replace the missing doorknobs for the front door and back door.
 - d. Clean and disinfect all areas with mice droppings.
 - e. Repair or replace the smoke alarms so that they are all in proper operating condition.
 - f. Repair or replace the water boiler and ensure there is no water leakage or water accumulation in the basement.
 - g. Identify and repair areas of water infiltration in the living room and kitchen areas. Remove and replace water damaged materials. Repair the various cracks and drooped ceiling noted in the living room.
 - h. Provide the house with running hot water.
 - i. Increase the water pressure in the kitchen sink and washroom.
 - j. Cover exposed electrical outlets, switches, and fixtures.
 - k. Repair the electrical fixtures, electrical switches, and lighting fixtures such that they are in proper operating condition.
 - l. Replace the missing trim around the door frames.
 - m. Repair or replace the floor covering in the laundry room.
 - n. Repair or replace the loose vent covers.
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 Sturgeon County, Alberta, March 24, 2025

Confirmation of a verbal order issued to David Austin on March 18, 2025, and to Ty Koehler on March 19, 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
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>