

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

**To:** Heather Peter, &  
Matthew Peter  
“the Owners”

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

**RE:** Those housing premises located in Sturgeon County, Alberta and municipally described as: 25103 Township 552, Lot 2 Block 1 Plan 1722925 – Recreational Vehicles, Truck, Outside Metal Shed and all other structures that might be used for sleeping purposes.

**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. A shower insert present in the backyard appears to being used for showering purposes. A garden hose, connected to the house is being used as a plumbing line that connects to a garden hose nozzle appeared to being used as a shower head. A piece of fabric is being used as a door and roof of the shower insert.
- b. A hand washing sink, a toilet and a shower/bathing provisions are not available in the metal shed.
- c. All washrooms located in the recreational vehicles are not in operational state. Materials and objects are noted in all showers.
- d. A food preparation area is not present in the metal shed.
- e. A food preparation area is located outside of recreational vehicles.
- f. Cabinets, stovetop, counters, etc. are not available in the metal shed.
- g. Kitchen appliances (refrigerators, microwaves, freezers, stove elements) are noted to be stored outside of four recreational vehicles, and the shed that appeared to being used for sleeping purposes. Food items are noted inside these appliances.
- h. Human waste is being pumped on the ground. A black hose is observed to be exiting the sewer holding tank, and a dark liquid is observed to be pooled on the surrounding ground area to an approximate depth of 3cm or more. An odour is observed that smells like rotten eggs or possibly sewage effluent.
- i. A storage shed, four Recreational Vehicles, and a truck are being used for sleeping purposes.
- j. Means of ventilation is the outside metal shed that is being used for sleeping purposes.
- k. Hot and cold running water is not present in all recreational vehicles and the metal shed. Multiple 20 litre water bottles are present in all recreational vehicles.
- l. A garden hose with a nozzle is being used to supply water to recreational vehicles. This water is not considered potable.

- m. The water is not being sampled to ensure potability.
- n. All four recreational vehicles are not connected to proper sewer disposal system.
- o. Plumbing fixtures are not present in the metal shed.
- p. Material, objects, and refuse are observed in all four recreational vehicles and metal shed, that might hinder the egress in a timely manner during an emergency such as fire.
- q. Heating facilities are not present in the metal shed.
- r. A smoke alarm is not present in the metal shed.

**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. A shower insert present in the backyard appears to being used for showering purposes. A garden hose, connected to the house is being used as a plumbing line that connects to a garden hose nozzle appeared to being used as a shower head. A piece of fabric is being used as a door and roof of the shower insert. This is in contravention of Section 7 (d) of the Minimum Housing and Health Standards, which states, “**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. Occupants of a housing premises with more than one dwelling unit may share a flush toilet, wash basin and bathtub or shower provided that: (i) the occupants have access to the washroom facility without going through another dwelling or outside of the building; and (ii) the facility is located on the same floor as, or on the next storey up or down from the floor on which the suite is located; and (iii) each group of plumbing fixtures (toilet, washroom, bathtub or shower) shall not serve more than eight persons**”.
- b. A hand washing sink, a toilet and a shower/bathing provisions are not available in the metal shed. This is in contravention of **Section 7** of the **Minimum Housing and Health Standards**, which states, “**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. (a) The washbasins and bathtub or shower shall be supplied with potable hot and cold running water. (b) The wash basin should be in the same room as the flush toilet or in close proximity to the door leading directly into the room containing the flush toilet. (c) All rooms containing a flush toilet and/or bathtub or shower shall be provided with natural or mechanical ventilation. Shared Washrooms (d) Occupants of a housing premises with more than one dwelling unit may share a flush toilet, wash basin and bathtub or shower provided that: (i) the occupants have access to the washroom facility without going through another dwelling or outside of the building; and (ii) the facility is located on the same floor as, or on the next storey up or down from the floor on which the suite is located; and (iii) each group of plumbing fixtures (toilet, washbasin, bathtub or shower) shall not serve more than eight persons**”.
- c. All washrooms located in the recreational vehicles are not in operational state. Materials and objects are noted in all showers. This is in contravention of **Section 7** of the **Minimum Housing and Health Standards**, which states, “**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. (a) The washbasins and bathtub or shower shall be supplied with potable**

**hot and cold running water. (b) The wash basin should be in the same room as the flush toilet or in close proximity to the door leading directly into the room containing the flush toilet. (c) All rooms containing a flush toilet and/or bathtub or shower shall be provided with natural or mechanical ventilation. Shared Washrooms (d) Occupants of a housing premises with more than one dwelling unit may share a flush toilet, wash basin and bathtub or shower provided that: (i) the occupants have access to the washroom facility without going through another dwelling or outside of the building; and (ii) the facility is located on the same floor as, or on the next storey up or down from the floor on which the suite is located; and (iii) each group of plumbing fixtures (toilet, washbasin, bathtub or shower) shall not serve more than eight persons”.**

- d. A food preparation area is not present in the metal shed. This is in contravention of **Section 14** of the **Minimum Housing and Health Standards**, which states, **“(a) Every housing premises shall be provided with a food preparation area, which includes: (i) 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; and (ii) cupboards or other facilities suitable for the storage of food; and (iii) a counter or table used for food preparation which shall be of sound construction and furnished with surfaces that are easily cleaned; and (iv) a stove and a refrigerator that are maintained in a safe and proper operating condition. The refrigerator shall be capable of maintaining a temperature of 4 degrees C. (400F). (b) Shared Kitchen Facilities Occupants of a housing premises with more than one dwelling may share food preparation facilities provided that: (i) the food preparation facilities are located in a common kitchen room, (ii) the occupants have access to the common kitchen room from a public corridor without going outside the building, (iii) the common kitchen room is located on the same floor as, or on the next storey up or down from the floor on which the dwelling unit is located, (iv) the food preparation facilities shall not serve more than eight persons, and (v) the refrigerator shall provide a minimum volume of two cubic feet of storage for each intended occupant. (c) This section does not apply to a hotel/motel, or other housing premises where meals are provided. (d) The owner shall be responsible for the provision and operating condition of the cooking and refrigeration equipment supplied by the owner, unless the rental agreement stipulates that the tenant is responsible”.**
- e. A food preparation area is located outside of recreational vehicles. This is in contravention of **Section 14** of the **Minimum Housing and Health Standards**, which states, **“(a) Every housing premises shall be provided with a food preparation area, which includes: (i) 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; and (ii) cupboards or other facilities suitable for the storage of food; and (iii) a counter or table used for food preparation which shall be of sound construction and furnished with surfaces that are easily cleaned; and (iv) a stove and a refrigerator that are maintained in a safe and proper operating condition. The refrigerator shall be capable of maintaining a temperature of 4 degrees C. (400F). (b) Shared Kitchen Facilities Occupants of a housing premises with more than one dwelling may share food preparation facilities provided that: (i) the food preparation facilities are located in a common kitchen room, (ii) the occupants have access to the common kitchen room from a public corridor without going outside the building, (iii) the common kitchen room is located on the same floor as,**

*or on the next storey up or down from the floor on which the dwelling unit is located, (iv) the food preparation facilities shall not serve more than eight persons, and (v) the refrigerator shall provide a minimum volume of two cubic feet of storage for each intended occupant. (c) This section does not apply to a hotel/motel, or other housing premises where meals are provided. (d) The owner shall be responsible for the provision and operating condition of the cooking and refrigeration equipment supplied by the owner, unless the rental agreement stipulates that the tenant is responsible”.*

- f. Cabinets, stovetop, counters, etc. are not available in the metal shed. This is in contravention of **Section 14** of the **Minimum Housing and Health Standards**, which states, **“(a) Every housing premises shall be provided with a food preparation area, which includes: (i) 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; and (ii) cupboards or other facilities suitable for the storage of food; and (iii) a counter or table used for food preparation which shall be of sound construction and furnished with surfaces that are easily cleaned; and (iv) a stove and a refrigerator that are maintained in a safe and proper operating condition. The refrigerator shall be capable of maintaining a temperature of 4 degrees C. (400F). (b) Shared Kitchen Facilities Occupants of a housing premises with more than one dwelling may share food preparation facilities provided that: (i) the food preparation facilities are located in a common kitchen room, (ii) the occupants have access to the common kitchen room from a public corridor without going outside the building, (iii) the common kitchen room is located on the same floor as, or on the next storey up or down from the floor on which the dwelling unit is located, (iv) the food preparation facilities shall not serve more than eight persons, and (v) the refrigerator shall provide a minimum volume of two cubic feet of storage for each intended occupant. (c) This section does not apply to a hotel/motel, or other housing premises where meals are provided. (d) The owner shall be responsible for the provision and operating condition of the cooking and refrigeration equipment supplied by the owner, unless the rental agreement stipulates that the tenant is responsible”.**
- g. Kitchen appliances (refrigerators, microwaves, freezers, stove elements) are noted to be stored outside of four recreational vehicles, and the shed that appeared to being used for sleeping purposes. Food items are noted inside these appliances. This is in contravention of Section 5 (b) 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. 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. Human waste is being pumped on the ground. A black hose is observed to be exiting the sewer holding tank, and a dark liquid is observed to be pooled on the surrounding ground area to an approximate depth of 3cm or more. An odour is observed that smells like rotten eggs or possibly sewage effluent. 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. 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***".

- i. A storage shed, four Recreational Vehicles, and a truck are being used for sleeping purposes. This is in contravention of Section 10 (a) of the Minimum Housing and Health Standards, which states, "***The owner of a housing premises shall not permit it to become or remain overcrowded. A housing premises shall be deemed to be overcrowded if: (i) a bedroom in it has less than 3m<sup>2</sup> (32ft<sup>2</sup>) of total floor area and 5.6m<sup>3</sup> (197ft<sup>3</sup>) of air space for each adult sleeping in the bedroom, (ii) in the case of a dormitory, the sleeping area in the dormitory has less than 4.6 m<sup>2</sup> (49.5ft<sup>2</sup>) of floor space and 8.5 m<sup>3</sup> (300ft<sup>3</sup>) of air space for each adult sleeping in the sleeping area, or (iii) a habitable room in it that is not a bedroom but is used for sleeping purposes in combination with any other use has less than 9.5 m<sup>2</sup> (102ft<sup>2</sup>) of floor space and 21.4m<sup>3</sup> (756ft<sup>3</sup>) of air space for each adult sleeping in the habitable room***".
- j. Means of ventilation is the outside metal shed that is being used for sleeping purposes. This is in contravention of **Section 4 (i)** of the **Minimum Housing and Health Standards**, which states, "***All rooms used for sleeping shall be provided with: and (a) an openable window areas of 0.28 m<sup>2</sup> (3.0ft<sup>2</sup>); or (b) mechanical ventilation in conformance with the requirements of the Alberta Building Code***".
- k. Hot and cold running water is not present in all recreational vehicles and the metal shed. Multiple 20 litre water bottles are present in all recreational vehicles. 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. All hot running water shall be maintained at a temperature of not less than 46 degrees C (114 degrees F), and not more than 60 degrees C (140 degrees F) measured at the plumbing fixture***".
- l. A garden hose with a nozzle is being used to supply water to recreational vehicles. This water is not considered potable. 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. All hot running water shall be maintained at a temperature of not less than 46 degrees C (114 degrees F), and not more than 60 degrees C (140 degrees F) measured at the plumbing fixture***".
- m. The water is not being sampled to ensure potability. 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. All hot running water shall be maintained at a temperature of not less than 46 degrees C (114 degrees F), and not more than 60 degrees C (140 degrees F) measured at the plumbing fixture***".
- n. All four recreational vehicles are not connected to proper sewer disposal system. This is in contravention of **Section 6** 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) Adequate water volume and pressure shall be provided to ensure the proper operation and flushing of all fixtures. (c) All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside”.*

- o. Plumbing fixtures are not present in the metal shed. This is in contravention of **Section 6** 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) Adequate water volume and pressure shall be provided to ensure the proper operation and flushing of all fixtures. (c) All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside”.**
- p. Material, objects, and refuse are observed in all four recreational vehicles and metal shed that might hinder the egress in a timely manner during an emergency such as fire. This is in contravention of **Section 16** of the **Minimum Housing and Health Standards**, which states, “**The owner shall ensure that all rooms and other areas used in common by the occupants of the individual dwellings are maintained in a clean and sanitary condition”** and **Section 3 b (i) (ii)** 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”** and “**Windows referred to in section 3(b)(i) shall provide unobstructed openings with areas not less than 0.35 m<sup>2</sup> (3.8fft<sup>2</sup>), with no dimension led than 380 mm (15”)”.**
- q. Heating facilities are not present in the metal shed. This is in contravention of **Section 8** of the **Minimum Housing and Health Standards**, which states, “**(a) 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 to a temperature of ; (i) at least 220C(710F), or (i) maintained at a temperature of at least 220C(710F) when the control of the supplied heat in a dwelling is the responsibility of a person other than the occupant. (b) When the outside temperature is colder than the winter design temperature as referenced in the Alberta Building Code(97) Section 2.2.1.1 and Appendix C, then the Executive Officer may permit an indoor temperature of less than 220C(710F) but greater than 160C (600F). (c) Cooking appliances and portable space heaters shall not be used as the primary source for the required heat to a habitable room. (d) Every owner must ensure a continuous supply of electricity, water and heat unless the rental agreement stipulates that such utility services are the sole responsibility of the occupant”.**
- r. A smoke alarm is not present in the metal shed. This is in contravention of **Section 12** of **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”.**

**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 July 24, 2024.
2. That the Owners immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
  - a. Immediately stop using all four recreational vehicles, the metal shed and the truck for sleeping purposes except for registered owners and his/her immediate family members as these structures do not meet Alberta Housing Regulation and Minimum Housing and Health Standards requirements.

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, July 12, 2024.

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>

Copy: Sturgeon County  
Alberta Occupational Health and Safety  
RCMP  
Canadian Border Service Agency