

## **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 in the basement and foyer room:

**RE:** Those housing premises located in Sturgeon County, Alberta and municipally described as: 25103 Township Road 552, Lot 2 Block 1 Plan 1722925.

**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. The basement windows do not meet emergency egress requirements. The window measurement of the largest window in the basement area is noted to be 20 X 21.5 inches. The openable area of the largest basement window is calculated to be at 2.99 square feet. In addition, the living room basement windows are not easily accessible due to height from floor.
- b. Exposed insulation is observed in the basement storage area as the ceiling is not finished.
- c. The foyer room adjacent to the garage has a bed and is used for sleeping. There is no means of ventilation provided in this room.
- d. There is no smoke alarm provided in the hallway of the foyer sleeping area.

**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. The basement windows do not meet emergency egress requirements. The window measurement of the largest window in the basement area is noted to be 20 X 21.5 inches. The openable area of the largest basement window is calculated to be at 2.99 square feet. In addition, the living room basement windows are not easily accessible due to height from floor. This is in contravention of **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> (3.8ft<sup>2</sup>), with no dimension led than 380 mm (15")***.

- b. Exposed insulation is observed in the basement storage area as the ceiling is not finished. 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**".
- c. The foyer room adjacent to the garage has a bed and is used for sleeping. There is no means of ventilation provided in this room. 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 area 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**".
- d. There is no smoke alarm provided in the hallway of the foyer sleeping area. This is in contravention of **Section 12** 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**".

**AND WHEREAS**, by virtue of the foregoing, the above noted basement and foyer room are hereby declared to be **Closed for Tenant Accommodation Purposes**.

NOW THEREFORE, I hereby **ORDER** and **DIRECT**:

- 1. That the Owners immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
  - a. Do not use the basement area (living room or storage area) or foyer room for sleeping purposes and remove all beds and mattresses from these areas until the work listed below is completed to the satisfaction of an Executive Officer of Alberta Health Services.
  - b. Replace and ensure that a sufficient number of windows located in the basement living room area and the storage area meet emergency egress requirements, that access to the windows are not obstructed, and no special hardware is required to access them.
  - c. Finish the ceiling in the basement storage area so it is in good repair and in a condition that renders it easy to clean.
  - d. Install adequate ventilation in the foyer room.
  - e. Install a smoke alarm in the hallway of the foyer room.
- 2. 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 basement areas and foyer room shall remain vacant for tenant accommodation purposes and secure from unauthorized entry for sleeping 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, October 4, 2024.

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>.

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**Copies of standards are available by visiting:** <https://www.alberta.ca/health-standards-and-guidelines.aspx>