

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

**To:** Joe Aarts  
"the Owner"

**And To:** All Occupant(s) of the following Housing premises: Premises currently vacant.

**RE:** Those housing premises located in Thorsby, Alberta and municipally described as:  
4714-48A Avenue, Lot10 Block10B Plan1754HW.

**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. Accumulation of animal feces and unsanitary conditions throughout the premises including strong urine/ammonia odor inside the premises and refuse in the front yard.
- b. Kitchen, bathroom and sleeping area not accessible/usable due to clutter and animal feces/urine contamination.
- c. Utilities (electricity and gas) are disconnected.

**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. Accumulation of animal feces and unsanitary conditions throughout the premises including strong urine/ammonia odor inside the premises and refuse in the front yard which is in contravention of Section 5(2) of Alberta Housing Regulation 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.**"
- b. Kitchen, bathroom and sleeping area not accessible/usable due to clutter and animal feces/urine contamination which is in contravention of Alberta Housing Regulation Section 4 which states "**An owner shall maintain the housing premises in compliance with the Minimum Housing and Health Standards, as approved and published by the Minister and as amended by the Minister from time to time**" and Alberta Minimum Housing And Health Standards which state "**Housing Premises - Occupants of a housing premises must be supplied with adequate sanitary facilities, cooking facilities and adequate space for sleeping. All rooms including other areas used in common by the occupants of a housing premises must be maintained in a clean and sanitary condition**".

- c. Utilities (electricity and gas) are disconnected which is in contravention of Alberta Minimum Housing and Health Standards Section 8 (d) which states “**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.**”

**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, 2023 – premises was vacant at the time of inspection and occupant has no intention of reoccupying the premises. Eviction notice with due date on June 30, 2023, had been issued.
2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
  - a. Hires professional biohazard assessment company to assess and remediate the contamination caused by animal feces and urine and clean the refuse from the front yard.
  - b. Ensures this rental dwelling is brought in compliance with Alberta Housing Regulation and Minimum Housing and Health Standards.
  - c. Restores gas and electricity supply to the housing premises.
  - d. Secures the premises from unauthorized entry.
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 Spruce Grove, Alberta, July 4, 2023.

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>.

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