

ORDER OF AN EXECUTIVE OFFICER

To: Rick Lemieux Realty Inc.
Rick Lemieux
Craig Lemieux
"the Owners"

RE: Those housing premises located in Sherwood Park Alberta and municipally described as:
544 Sage Crescent

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. Presence of water damage and what appears to be mould on areas including wood frames, carpeting, some areas of foundation basement wall. The carpet in the basement is damp throughout from indicated water infiltration.
- b. The linoleum in the bathroom has a cut in the flooring and is lifting in the area adjacent to shower pan.
- c. Several areas of the foundation show signs of water infiltration including cracks on the basement walls and the wall behind the laundry machine.
- d. The basement bedroom window was measured at 9 inches by 16 inches with an openable area of 1 square feet and does not meet emergency egress requirements.
- e. The roof shingles are lifting.

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. Presence of water damage and what appears to be mould on wood frames, carpeting, and some areas of foundation basement wall. The carpet in the basement is damp throughout from indicated water infiltration. This is in contravention to Section 1(c) of the Minimum Housing and Health Standards which states: "Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced."
- b. The linoleum in the bathroom has a cut in the flooring and is lifting in the area adjacent to shower door which 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, and loose or lifting coverings and in a condition that renders it easy to clean."
- c. Several areas of the foundation show signs of water infiltration including cracks in several areas of the basement walls and the wall behind the laundry machine which 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,"

- d. The basement bedroom window was measured at 9 inches by 16 inches with an openable area of 1 square feet and does not meet emergency egress requirements, which is in contravention to Section 3(b)(i)(ii) 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. Windows referred to above shall provide unobstructed openings with areas not less than 0.35 sq. meters (3.8 sq. ft.), with no dimension less than 380 mm (15 inches)."
- e. The roof shingles are lifting which is in contravention to Section 2(a) of the Minimum Housing and Health Standards which states: "The roof and exterior cladding of walls shall be maintained in good repair, free of cracks and weatherproof."

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

- 1. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Remove and discard water damaged materials including carpet and ventilate and dry the basement.
 - b. Repair or replace water damaged materials including the flooring.
 - c. Repair or replace flooring in the washroom so it is in good repair, smooth, non-absorbent to moisture, easy to clean and forms a water tight joint with the walls.
 - d. Identify the source(s) of water infiltration and repair the foundation such that the premises is free from future water infiltration.
 - e. Replace basement bedroom window with one that meets emergency egress requirements.
 - f. Repair or replace roof shingles so that they are windproof, waterproof and weatherproof.

- 2. The work referred to in paragraph (a) shall be completed by July 10, 2026.
The work referred to in paragraph (b), (c), (d) shall be completed by August 7, 2026.
The work referred to in paragraph (e) and (f) shall be completed by September 7, 2026.

The above conditions were noted at the time of the 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 Sherwood Park Alberta, July 7, 2026.

Confirmation of a verbal order issued to Rick Lemieux on July 7, 2026.

Executive Officer
Alberta Health Services

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
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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>