

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

To: Lionsheart Wholeness Centre Inc.
Wanda Rowe
Barbara Joyce Rowe
2196567 Alberta Ltd.
Ivan Harper
Laurie Ann Jimmy
Richard Stanley
Joseph Waskewitch Jr.
“the Owner”

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

RE: Those housing premises located in Legal, Alberta and municipally described as:
**Gate House – Unit 5, Lionsheart Wholeness Centre, 57413 Lily Lake Road,
Legal, Alberta, T0G 1L0**

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 only means of access to the unit is the exterior second floor walkup stairs and balcony. The stairs and balcony are in disrepair; the wood is rotten and deteriorated and the railings are loose.
- b. There is no smoke alarm in the unit.
- c. The south window does not have an insect screen.
- d. The south balcony glass door only has a single pane of glass.

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 only means of access to the unit is the exterior second floor walkup stairs and balcony. The stairs and balcony are in disrepair; the wood is rotten and deteriorated and the railings are loose. This is in contravention of **Section 5(2) of the Housing Regulation, AR 173/1999**, which states that, “*No person shall cause or permit any condition in housing premises that is or may become injurious or dangerous to the public health ...*” and **Section 1(a) and (c) of the Minimum Housing and Health Standards**, which states that, “*The housing premises shall be structurally sound*” and “*Building*”

materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.”

- b. There is no smoke alarm in the unit. This is in contravention of **Section 12 of the Minimum Housing and Health Standards**, which states that, *“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. Smoke alarms shall be operational and in good repair at all times.”*
- c. The south window does not have an insect screen. This is in contravention of **Section 2(b)(iii) of the Minimum Housing and Health Standards**, which states that, *“During the portion of the year when there is a need for protection against flies and other flying insects, every window or other device intended for ventilation shall be supplied with effective screens.”*
- d. The south balcony glass door only has a single pane of glass. This is in contravention of **Section 2(b)(ii) of the Minimum Housing and Health Standards**, which states that, *“In housing premises intended for use during the winter months, windows in habitable rooms shall protect against cold weather through the provision of a storm sash, double glazing, or other durable thermal/air resistant barrier as may be approved by the Executive Officer.”*

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 immediately.
2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Ensure the exterior stairs and balcony are in *** and in compliance with all local safety code requirements.
 - b. Install an unexpired and functioning smoke alarm in the unit.
 - c. Install an effective insect screen in the south window.
 - d. Repair or replace the south glass balcony door.
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 St. Albert, Alberta, August 1st, 2024.

Confirmation of a verbal order issued to Wanda Rowe and Dave Shackleton on July 19th, 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
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>