

## **ORDER OF AN EXECUTIVE OFFICER UNFIT FOR HUMAN HABITATION ORDER TO VACATE**

**To:** Kevin James Klapstein  
“the Owner”

And

Catherine Anne Klapstein  
“the Owner”

And

Cameron Glenn Klapstein  
“the Owner”

And

Gaylene Mae Klapstein  
“the Owner”

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

**RE:** Those housing premises located in Edmonton, Alberta and municipally described as:  
**6470 184 Street SW (51048 RR 254)**  
**Edmonton, AB T6Y0G3**  
**(NE-5-51-25-4)**

**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:

Based on information received from the Royal Canadian Mounted Police “K” Division Clandestine Lab Enforcement and Response Team (RCMP – CLEAR),

- a. The premises was potentially contaminated with fentanyl, psilocybin mushrooms, and methamphetamine. There was also evidence of drug paraphernalia such pipes, scales, vacuum sealer, money counter and a container of unknown powder residue. It is likely that some of these substances were tracked and/or involuntarily dispersed into other parts of the premises and traces of the powder or residual remains.
- b. The detached double garage (west of the premises) showed the presence of fentanyl production precursors, laboratory equipment used in fentanyl synthesis, and laboratory glass

equipment. There was evidence that the noted equipment was contaminated with fentanyl, as well as there were large quantities of suspect finished fentanyl product located in the garage.

**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, and the Nuisance and General Sanitation Regulation, Alberta Regulation 243/2003 exist in and about the above noted premises, namely:

- a. The premises was potentially contaminated with fentanyl, psilocybin mushrooms, and methamphetamine. There was also evidence of drug paraphernalia such pipes, scales, vacuum sealer, money counter and a container of unknown powder residue. It is likely that some of these substances were tracked and/or involuntarily dispersed into other parts of the premises and traces of the powder or residual remains. This is in contravention of section 5(2) of the Housing Regulation 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, including any condition that may hinder in any way the prevention or suppression of disease” and section 2(1) of the Nuisance and General Sanitation Regulation which states that “No person shall create, commit, or maintain a nuisance.”
- b. The detached double garage (west of the premises) showed the presence of fentanyl production precursors, laboratory equipment used in fentanyl synthesis, and laboratory glass equipment. There was evidence that the noted equipment was contaminated with fentanyl, as well as there were large quantities of suspect finished fentanyl product located in the garage. This is in contravention of section 2(1) of the Nuisance and General Sanitation Regulation which states that “No person shall create, commit, or maintain a nuisance.”

**AND WHEREAS**, by virtue of the foregoing, the above noted premises are hereby declared to be **Unfit for Human Habitation**.

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

1. That the occupants vacate the above noted premises on or before **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. Hire the services of a professional remediation company that specializes in hazardous materials remediation to clean the premises and detached garage of suspected fentanyl, psilocybin mushrooms, and methamphetamine and residuals. Cleaning of the premises must be completed in such a manner that protects the public and future occupants from fentanyl, psilocybin mushrooms, and methamphetamine contamination during and after the cleanup.

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- b. Submit a remediation plan to an Executive Officer of Alberta Health Services for approval and acceptance before undertaking any clean-up at the premises and detached garage.

This remediation plan is to include but is not limited to:

- A full assessment of the entire premises and detached garage to determine the extent of contamination.
- The scope of work necessary to remediate all parts of the premises and detached garage.
- Determination of what contents need cleaning and what is to be disposed of.
- Restrictions on what contents can be removed from the building, and/or determination of what contents can be removed from the building with proper cleaning and appropriate neutralization of contaminants.

- c. Provide documentation of all work completed to an Executive Officer of Alberta Health Services.

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 vacant and secure from unauthorized entry.

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 Edmonton, Alberta, December 19, 2024.

Confirmation of a verbal order issued to Kevin James Klapstein on December 19, 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

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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>

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[www.albertahealthservices.ca/eph.asp](http://www.albertahealthservices.ca/eph.asp)