

**ORDER OF AN EXECUTIVE OFFICER
CLOSED FOR TENANT ACCOMMODATION PURPOSES
ORDER TO VACATE ON OR BEFORE AUGUST 23, 2026**

To: Lindsay Chamberlain and Jordan Chamberlain
"the Owner"

Property Consulting Group Inc. (Raymond Cowell)
"the Owner"

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

RE: Those housing premises located in Cold Lake, Alberta and municipally described as:
1004 7 Avenue, Unit B

I, an **Executive Officer** of **Alberta Health Services**, inspected the above noted premises on July 21, 2026 and conducted a follow-up inspection on August 20, 2026 pursuant to the provisions of the **Public Health Act**, RSA 2000, c. P-37, as amended;

By virtue of the violations noted below, the above noted premises are hereby declared to be **Closed for Tenant Accommodation Purposes**.

I hereby **ORDER** and **DIRECT**:

1. That all occupants vacate the above noted premises.
2. That the owner(s) ensure all occupants vacate the above noted premises on or before **August 23, 2026**.
3. That the owner(s) immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a) Retain the services of a qualified contractor to identify and correct the source of water infiltration affecting Unit B. The investigation shall address all potential contributing sources, as applicable, and written documentation of the assessment, findings and completed repairs shall be provided to Alberta Health Services.
 - b) Remove any accumulated water and thoroughly dry all affected areas. Retain a qualified restoration or remediation contractor to determine the full extent of moisture intrusion, including the bedroom and living room flooring and subfloor, baseboards, lower walls, wall cavities and other concealed building materials.
 - c) Remove and replace all water-damaged, deteriorated, swollen, warped or mould-contaminated building materials that cannot be effectively cleaned and completely

dried. Clean and remediate visible mould-like growth from retained building surfaces using appropriate remediation procedures.

- d) Do not seal, cover, paint or otherwise enclose any moisture-affected wall cavity, subfloor, flooring, wall or other retained building material until the affected materials have been appropriately cleaned or remediated and completely dried.
 - e) Repair and restore all affected floors, walls, baseboards and other finishes so they are maintained in good repair and are suitable for their intended use.
 - f) Remove the deteriorated, cracked and separating caulking around the bathtub and reseal all affected joints with an appropriate waterproof sealant so that the bathtub and surrounding wall finishes form a continuous watertight joint.
 - g) Notify Alberta Health Services if the investigation or remediation identifies moisture damage, mould contamination or other conditions involving shared building systems, including the heating and ventilation system, or conditions that may affect Unit A. Any affected system or component shall be appropriately assessed and corrected by a qualified contractor before use.
 - h) Provide written documentation of the source investigation, corrective repairs, moisture assessment, drying and remediation work to an Executive Officer of Alberta Health Services.
4. 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 and secured from unauthorized entry.

These required actions are necessary given the presence of the following conditions identified during inspection 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, in contravention of the Public Health Act, namely:

- a. During the July 21, 2026 inspection, water was observed on the bedroom floor, and water staining was present on the bathroom ceiling. During the August 20, 2026 follow-up inspection, the water infiltration had worsened, with water observed across multiple areas of the bedroom floor and moisture damage, including swelling and deterioration, identified on portions of the bedroom baseboards and lower walls. These conditions indicate ongoing and escalating water intrusion within the dwelling.
- b. Visible mould-like growth had increased since the July inspection and was observed along multiple sections of bedroom baseboards and adjacent lower wall surfaces. A musty odour was also present within the unit.
- c. Evidence of moisture damage extended beyond the bedroom into the living room. Living room baseboards showed water staining and warping, and mould-like growth was observed in an additional area.

- d. The source and full extent of the water infiltration remained unresolved, and the extent of moisture damage to concealed building materials beneath the flooring and behind walls and baseboards had not been determined. Continued water infiltration may result in further damage until the source is corrected.
- e. Deteriorated, cracked and separated caulking was observed around the bathtub.

These observed public health nuisance conditions identified during inspection are violations of the Housing Regulation, Alberta Regulation 173/99, and the Minimum Housing and Health Standards, namely:

- a. During the July 21, 2026 inspection, water was observed on the bedroom floor and water staining was present on the bathroom ceiling. During the August 20, 2026 follow-up inspection, the water infiltration had worsened, with water observed across multiple areas of the bedroom floor and moisture damage, including swelling and deterioration, identified on portions of the bedroom baseboards and lower walls. These conditions indicate ongoing and escalating water intrusion within the dwelling. This is a contravention of section 1(b) of the Minimum Housing and Health Standards, which states that: Basements, cellars or crawl spaces shall be structurally sound, maintained in good repair and free from water infiltration and accumulation.
- b. Visible mould-like growth had increased since the July inspection and was observed along multiple sections of bedroom baseboards and adjacent lower wall surfaces. A musty odour was also present within the unit. This is a contravention of section 5(2) of the Housing Regulation, Alberta Regulation 173/99, 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.
- c. Evidence of moisture damage extended beyond the bedroom into the living room. Living room baseboards showed water staining and warping, and mould-like growth was observed in an additional area. This is a contravention of section 5 of the Minimum Housing and Health Standards, which states that: 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.
- d. The source and full extent of the water infiltration remained unresolved, and the extent of moisture damage to concealed building materials beneath the flooring and behind walls and baseboards had not been determined. Continued water infiltration may result in further damage until the source is corrected. This is a contravention of sections 3(1)(a)(iii) and 3(1)(a)(iv) of the Housing Regulation, Alberta Regulation 173/99, which require an owner to ensure that housing premises are in good repair and maintained in a waterproof, windproof and weatherproof condition.
- e. Deteriorated, cracked and separated caulking was observed around the bathtub. This is a contravention of section 5(a) of the Minimum Housing and Health Standards, which states that rooms containing a flush toilet and/or bathtub or shower shall have walls and floors

that are smooth, non-absorbent to moisture and easy to clean, and that all walls shall form a watertight joint with each other, the floor, the ceiling and, where applicable, with the bathtub or shower.

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 Cold Lake, Alberta, August 25, 2026

Confirmation of a verbal order issued to Raymond Cowell on August 21, 2026

Executive Officer
Environmental Health Officer

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>

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>

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Cold Lake • Cold Lake Community Health Services • Environmental Public Health

4720 55 Street, Cold Lake, Alberta T9M 1V8

<https://www.ahs.ca/eph>