

**ORDER OF AN EXECUTIVE OFFICER
CLOSED FOR TENANT ACCOMMODATION PURPOSES
ORDER TO VACATE ON OR BEFORE AUGUST 24, 2026**

To: Danny Smaiel & Aida H Smaiel
"the Owner"

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

RE: Those housing premises located in Lac La Biche County, Alberta and municipally described as: 129 Pleasant Acres Drive, RL-60-67-14-W4M.

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;

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 24, 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. Repair or replace damaged sections of flooring throughout the home to ensure they are maintained in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders them easy to clean.
 - b. Clean the mold-like substance off the ceiling and walls in the main bathroom. Assess building materials for damage and replace materials in poor or uncleanable condition.
 - c. The source of the soft spot present in the half bathroom floor must be investigated and repairs made as needed. Water damaged materials must be removed and replaced.
 - d. Handrails must be installed on the stairs inside the home from the main level to the basement, outside the home to enter the dwelling, and on the stairs outside the home leading to the rear deck in compliance with the requirements of the Alberta Building Code or a Professional Engineer design.
 - e. A guard or railing must be installed on the rear deck for all sides not adjoining the house in compliance with the requirements of the Alberta Building Code or a Professional Engineer design.
 - f. The septic system must be inspected by a Safety Codes Officer. A written report from the Safety Codes Officer that includes any actions needed to bring the

sewage/septic system into compliance with applicable building codes must be provided to Environmental Public Health for review.

- g. Ensure the vegetation around the septic holding tank is controlled to allow for easy access.
 - h. Ensure the home is free of pests. Remove pests and pest droppings and clean affected areas. Investigate potential entry points and seal as necessary.
 - i. Install a smoke alarm outside the bedroom located adjacent to the kitchen.
 - j. Ensure the basement is free of water infiltration. Investigate potential source(s) of water infiltration to the basement and mitigate as necessary.
 - k. Have the foundation assessed by a structural engineer or Safety Codes Officer to determine if the horizontal crack along the foundation affects the structural integrity of the house. A written report from the structural engineer or Safety Codes Officer must be provided to Environmental Public Health for review.
 - l. Ensure the toilet in the half bathroom is functional and not leaking.
 - m. Ensure the half bathroom and the full bathroom are equipped with adequate natural or mechanical ventilation.
 - n. Ensure the house is supplied with potable water from an approved source.
 - o. Repair or replace the door frame for the door leading from the enclosed porch/garage area to inside the dwelling.
 - p. Repair or replace damaged insect screens.
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. Flooring in various locations throughout the home, including the kitchen, laundry area and living room, is damaged and in poor repair.
- b. A mold-like substance is present on the ceiling and walls in the main bathroom.
- c. There is a soft spot present on the floor in the half bathroom.
- d. There are no handrails present on the stairs inside the home from the main level to the basement, outside the home to enter the dwelling, or on the stairs outside the home leading to the rear deck.
- e. There is no guard or railing present on the rear deck.
- f. The septic system may not be operating properly. Broken underground pipes are present near the septic mound. There is a muddy section on the ground between the septic mound and the lake with no obvious source of moisture.
- g. The access point to the septic holding tank is overgrown with vegetation.
- h. Flies are noted to be present throughout the home. Mouse droppings are present in the bottom of a lower cupboard in the kitchen area. Mouse droppings are present in the basement on the floor at the foot of the stairs and drop from the wall space when the wall surface is tapped.
- i. A smoke alarm is not present outside the bedroom located adjacent to the kitchen.

- j. The concrete on the basement floor is wet with small puddles of standing water observed. The concrete wall near the furnace shows evidence of water damage.
- k. A horizontal crack is present on the outside of the foundation where the foundation is visible.
- l. The toilet in the half bathroom has the water turned off as it was reported to be leaking. The water in the holding tank is black.
- m. The half bathroom has a vent present but did not appear functional as no air was flowing through it. The full bathroom does not have ventilation present.
- n. Water is pumped directly from Lac La Biche Lake into the house. Water inside the home is yellow with a foul odor and is not considered potable.
- o. The door frame for the door leading from the enclosed porch/garage type area to inside the dwelling is damaged, and the door has difficulty closing.
- p. Holes are present in several window screens in the home.

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. Flooring in various locations throughout the home, including the kitchen, laundry area and living room, is damaged and in poor repair. This is in contravention of section 5 of the Minimum Housing and Health Standards, which states that: All 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.
- b. A mold-like substance is present on the ceiling and walls in the main bathroom. This is in contravention of section 5(2) of the Housing Regulation (A.R 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. There is a soft spot present on the floor in the half bathroom. This is in contravention of section 1 (a) of the Minimum Housing and Health Standards, which states that: The housing premises shall be structurally sound.
- d. There are no handrails present on the stairs inside the home from the main level to the basement, outside the home to enter the dwelling, or on the stairs outside the home leading to the rear deck. This is in contravention of section 3(c)(i) of the Minimum Housing and Health Standards, which states that: Inside or outside stairs or porches including all treads, risers, supporting structural members, handrails, guards and balconies, shall be maintained in good repair and shall comply with the requirements of the Alberta Building Code or a Professional Engineer design.
- e. There is no guard or railing present on the rear deck. This is in contravention of section 3(c)(i) of the Minimum Housing and Health Standards, which states that: Inside or outside stairs or porches including all treads, risers, supporting structural members, handrails, guards and balconies, shall be maintained in good repair and shall comply with the requirements of the Alberta Building Code or a Professional Engineer design.
- f. The septic system may not be operating properly. Broken underground pipes are present near the septic mound. There is a muddy section on the ground between the septic mound and the lake with no obvious source of moisture. This is a contravention of section 6(a) of the Minimum Housing and Health Standards, which states that: The plumbing system and the sanitary drainage system or private sewage disposal system, as the case may be,

including drains, fixtures, traps, vents, stacks, waste disposal facilities, pumpout sewage holding tanks, septic tanks and the disposal system shall be maintained in a proper operating condition.

- g. The access point to the septic holding tank is overgrown with vegetation. This is a contravention of section 6(a) of the Minimum Housing and Health Standards, which states that: The plumbing system and the sanitary drainage system or private sewage disposal system, as the case may be, including drains, fixtures, traps, vents, stacks, waste disposal facilities, pumpout sewage holding tanks, septic tanks and the disposal system shall be maintained in a proper operating condition.
- h. Flies are noted to be present throughout the home. Mouse droppings are present in the bottom of a lower cupboard in the kitchen area. Mouse droppings are present in the basement on the floor at the foot of the stairs and drop from the wall space when the wall surface is tapped. This is in contravention of section 16 (a) of the Minimum Housing and Health Standards which states that: The owner shall ensure that the housing premises are free of insect and rodent infestations.
- i. A smoke alarm is not present outside the bedroom located adjacent to the kitchen. 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.
- j. The concrete on the basement floor is wet with small puddles of standing water observed and the concrete wall near the furnace shows evidence of water damage. This is in 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.
- k. A horizontal crack is present on the outside of the foundation where the foundation is visible. This is in contravention of section section 1 (d) of the Minimum Housing and Health Standards, which states that: Repairs or modifications of any structural element of the housing premises may require the design and/or supervision of a professional structural engineer or a Safety Codes Officer (Building Discipline).
- l. The toilet in the half bathroom has the water turned off as it was reported to be leaking. The water in the holding tank is black. This is in contravention of section 6 (c) of the Minimum Housing and Health Standards, which states that: All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.
- m. The half bathroom has a vent present but did not appear functional as no air was flowing through it. The full bathroom does not have ventilation present. This is in contravention of section IV(7)(c) of the Minimum Housing and Health Standards which states that: All rooms containing a flush toilet and/or bathtub or shower shall be provided with natural or mechanical ventilation.
- n. Water is pumped directly from Lac La Biche Lake into the house. Water inside the home is yellow with a foul odor and is not considered potable. This is in contravention of section 3(1)(b)(iii) of the Housing Regulation (AR 173/1999) which states that: Subject to subsection (3) and section 4 an owner shall ensure that (b) the occupants of the housing premises are supplied with adequate running hot and cold water that is safe for human consumption.
- o. The door frame for the door leading from the enclosed porch/garage type area to inside the dwelling is damaged, and the door has difficulty closing. This is in contravention of section

2 (b) (i) of the Minimum Housing and Health Standards, which states that: All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof.

- p. Holes are present in several window screens in the home. This is in contravention of section III(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.

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 Lac La Biche, Alberta, August 21, 2026

Confirmation of a verbal order issued to Danny Smaiel 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.

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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Lac La Biche • Lac La Biche Community Health Services • Environmental Public Health

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