

**ORDER OF AN EXECUTIVE OFFICER
CLOSED FOR TENANT ACCOMMODATION PURPOSES
ORDER TO VACATE ON OR BEFORE AUGUST 14, 2026**

To: Jeffrey Tran
"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: 1804
12 Street

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 14, 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 plumbing contractor to identify and correct the cause of the sewage back up. Provide a written copy of the plumber's report confirming repairs and assurance of a properly operating sewage system.
 - b) Arrange for a remediation contractor to remove all sewage contaminated materials and to clean and disinfect all the surfaces and areas affected by the sewage back up.
 - c) Assess all sewage-affected structural wood members for contamination, moisture damage, mold growth and structural deterioration. Remove and replace any members that are in poor condition. Provide documentation with overview of remediation completed with the wood members.
 - d) Have the furnace, heating and ventilation assessed by a qualified contractor. Clean, disinfect, repair or replace affected components if necessary and provide written confirmation that the system is clean and safe to operate.

- e) Have all open, detached, incomplete or sewage-affected electrical boxes in the basement assessed and corrected by a qualified electrician. Provide written confirmation of the assessment and completed work.
 - f) Do not seal, cover, paint or enclose any sewage-affected structural wood, wall cavity or other retained building material until it has been cleaned, disinfected and completely dried and AHS has completed an inspection.
 - g) Provide written documentation of the basement assessment and remedial work to an Executive Officer.
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 an 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. Sewage backup in the basement occurred on June 9, 2026. Sewage continues to accumulate and back up within the basement, and the issue has not been corrected.
- b. Sewage residue was present on the basement floor. A strong sewage odour was present throughout the basement, and contamination extended across the floor and along lower wall framing and opened wall cavities.
- c. Several wood members, described as 4 x 4 wood members, appeared to have remained wet since June 9. Some of these wood members have what appears to be dark staining and mould-like growth.
- d. The furnace and heating and ventilation system are located within the sewage-affected area and may have been contaminated by sewage.
- e. Open, detached or incomplete electrical boxes were present throughout the basement.

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. Sewage backup in the basement occurred on June 9, 2026. Sewage continues to accumulate and/or back up within the basement, and the issue has not been corrected. 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.
- b. Sewage residue was present on the basement floor. A strong sewage odour was present throughout the basement, and contamination extended across the floor and along lower wall framing and opened wall cavities. 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.

- c. Several wood members, described as 4 x 4 wood members, appeared to have remained wet since June 9. Some of these wood members have what appears to be dark staining and mould-like growth. This is a contravention of section 1(c) of the Minimum Housing and Health Standards, which states that: Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.
- d. The furnace and heating and ventilation system are located within the sewage-affected area and may have been contaminated by sewage. This is in contravention of section 8(e) of the Minimum Housing and Health Standards, which states that: All heating facilities within a housing premise are to be properly installed and maintained in good working condition.
- e. Open, detached or incomplete electrical boxes were present in the basement. This is a contravention of section 11 of the Minimum Housing and Health Standards, which states that: Every housing premises shall be supplied with electrical service. Outlets, switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition.

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 11, 2026
Confirmation of a verbal order issued to Jeffrey Tran on August 10, 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
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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:
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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>

Template revised June 2, 2026

Copy: Tenant
Danika Boisbert (Project Manager – First On-Site)