

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

To: Wayne Taron
of W.A.T. Holdings Ltd.
"the Owner"
Box 1170
Wabasca, AB
T0G 2K0

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

RE: Those housing premises located in Wabasca, Alberta and municipally described as:
2164 Airport Road, Wabasca, AB T0G 2K0

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, in contravention of the Public Health Act and Nuisance and General Sanitation Regulation, Alberta Regulation 243/2003 namely:

- a. Two electrical outlets (left and right side) next to the stove in the kitchen are missing adequate plate covers.
- b. Walls are in disrepair or improperly finished in areas including, but not limited to, around the window of the northwest bedroom (to the left of the kitchen), above the furnace, the south wall of the living room, and the northeast bedroom (next to the bathroom).
- c. Flooring is in disrepair or water damaged in areas including, but not limited to, the front entrance, the southeast bedroom (to the right of the front entrance), and in the kitchen in front of the fridge.
- d. Insufficient heat is being supplied to the southeast bedroom (to the right of the main entrance of the house) and the northwest bedroom (to the left of the kitchen). Temperatures are measured to be at 12-15°C.
- e. Black and green mould-like substances have been identified in the living room on the exposed inner foundation on the south wall, and an ammonia-like smell noted in the front entryway of the home.
- f. The window in the northwest bedroom (to the left of the kitchen) is measured to have an openable space of 13 x 26 inches, which does not meet the emergency egress requirement.

- g. There is no smoke alarm installed near the southeast bedroom (to the right of the main entrance of the house) or within the immediate area that serves the bedroom.
- h. The ceiling in the southeast bedroom (to the right of the front entrance) is sagging due to significant water infiltration and damage.
- i. The ventilation fan in the bathroom is non-functional. There is no openable window in the washroom to allow for natural ventilation.
- j. There is significant active water infiltration in areas including, but not limited to, the front entrance ceiling, the southeast bedroom (to the right of the front entrance) ceiling, the living room ceiling, and in light fixtures in various locations around the house, including but not limited to, the front entrance and southeast bedroom (to the right of the front entrance). Water infiltration appears to be coming from the roof. Public Health Inspector's moisture meter measured a %REL of 999, indicating significant moisture detected.
- k. The front entrance door has a visible gap at the bottom. Sunlight can be seen from the outside through the visible door gap. The door frame of the front entrance and the adjoining interior door are observed to be in disrepair.

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. Two electrical outlets (left and right side) next to the stove in the kitchen are missing adequate plate covers. This is in 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".
- b. Walls are in disrepair or improperly finished in areas including, but not limited to, around the window of the northwest bedroom (to the left of the kitchen), above the furnace, the south wall of the living room, and the northeast bedroom (next to the bathroom). This is in 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".
- c. Flooring is in disrepair or water damaged in areas including, but not limited to, the front entrance, the southeast bedroom (to the right of the front entrance), and, in the kitchen in front of the fridge. This is in contravention of sections 5 and 5(b) 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" and "Rooms and sections of rooms that are used for food preparation and cooking shall have walls and floors constructed of materials which do not provide harbourage to dirt, grease, vermin and bacteria and that are easily kept clean".
- d. Insufficient heat is being supplied to the southeast bedroom (to the right of the main entrance of the house) and the northwest bedroom (to the left of the kitchen). Temperatures are measured to be at 12-15°C. This is in contravention of section 8(a(i) of the Minimum Housing

and Health Standards which states that “all heating facilities within a housing premises are to be properly installed and maintained in good working condition, and be capable of safely and adequately heating all habitable rooms, bathrooms, and toilet rooms within the building to a temperature of ; (i) at least 22°C(71°F)”.

- e. Black and green mould-like substances have been identified in the living room on the exposed inner foundation on the south wall, and an ammonia-like smell noted in the front entryway of the home. 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”.
- f. The window in the northwest bedroom (to the left of the kitchen) is measured to have an openable space of 13 x 26 inches, which does not meet the emergency egress requirement. This is in contravention of section 3(b)(i) of the Minimum Housing and Health Standards which state that “For buildings of 3 storeys or less and except where a bedroom door provides access directly to the exterior or the suite is sprinklered, each bedroom shall have at least one outside window which may be opened from the inside without the use of tools or special knowledge. (ii) Windows referred to in section 3(b)(i) shall provide unobstructed openings with areas not less than 0.35 m² (3.8ft²), with no dimension less than 380 mm (15”)”.
- g. There is no smoke alarm installed near the southeast bedroom (to the right of the main entrance of the house) or within the immediate area that serves the bedroom. 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”.
- h. The ceiling in the southeast bedroom (to the right of the front entrance) is sagging due to significant water infiltration and damage. This is in contravention of section 1(a) and (d) of the Minimum Housing and Health Standards which states that “The housing premises shall be structurally sound” and “Repairs or modifications required by the Executive Officer 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)”.
- i. The ventilation fan in the bathroom is non-functional. There is no openable window in the washroom to allow for natural ventilation. This is in contravention of section 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”.
- j. There is significant active water infiltration in areas including, but not limited to, the front entrance ceiling, the southeast bedroom (to the right of the front entrance) ceiling, the living room ceiling, and in light fixtures in various locations around the house, including but not limited to, the front entrance and southeast bedroom (to the right of the front entrance). Water infiltration appears to be coming from the roof. Public Health Inspector’s moisture meter measured a %REL of 999, indicating significant moisture detected. This is in contravention of section 2(a) of the Minimum Housing and Health Standards which states

that “The roof and exterior cladding of walls shall be maintained in a waterproof, windproof and weatherproof condition”.

- k. The front entrance door has a visible gap at the bottom. Sunlight can be seen from the outside through the visible door gap. The door frame of the front entrance and the adjoining interior door are observed to be in disrepair. This is in contravention section 2(b)(i) of the Minimum Housing & Health Standards which states that “All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof”.

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 Owner(s) takes all steps necessary to ensure all Occupants vacate the above noted premises on or before February 6, 2026.
2. That the Owner(s) immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Ensure that electrical outlet covers are installed.
 - b. Replace/repair the walls in the northeast bedroom (next to the bathroom), above the furnace, the living room, and the northwest bedroom 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.
 - c. Replace/repair the flooring in the front entrance, the southeast bedroom (to the right of the front entrance), and, in the kitchen in front of the fridge 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.
 - d. Ensure all habitable rooms are heated to a minimum temperature of 22°C.
 - e. Replace the window in the northeast bedroom with one meeting egress standards: minimum 0.35 m² (3.8 sq ft) of unobstructed opening, with no dimension less than 380 mm (15”). Ensure the window can be fully opened from the inside without the use of tools or special knowledge.
 - f. Ensure that cleaning/remediation of areas with mould-like substances are completed. Investigate the source of the ammonia-like smell and take necessary steps to address the odour.
 - g. Install a smoke alarm in the immediate area that serves the southeast bedroom (to the right of the front entrance).
 - h. Repair/replace the sagging ceiling in the southeast bedroom (to the right of the front entrance) to ensure it is maintained in a safe condition.

- i. Repair or replace the ventilation fan in the bathroom to ensure it is maintained in a good working condition.
 - j. Investigate the source of water infiltration and ensure repairs are completed. All water damaged materials should be replaced to prevent mould growth and loss of structural integrity.
 - k. Ensure all exterior doors are weatherproofed and door frames are repaired.
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 Slave Lake, Alberta, February 11, 2026.

Confirmation of a verbal order issued to Wayne Taron on February 6, 2026.

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>

Slave Lake • Slave Lake Community Health Services • Environmental Public Health

Lakeland Bldg 3rd Floor, c/o 309 6 Street NE, Slave Lake, Alberta, Canada T0G 2A2

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