

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

To: **Dale Albert Kosik**
"the Owner"

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

RE: Those housing premises located in County of Grande Prairie No. 1, Alberta and municipally described as: **50013 Highway 43 - T8X 4E8 - Lot: 1, Plan: 9925682**

WHEREAS I, an **Executive Officer** of **Alberta Health Services**, have inspected and/or received a report about the above noted premises pursuant to the provisions of the **Public Health Act**, RSA 2000, c. P-37, as amended;

AND WHEREAS such inspection and/or report 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. There was no evidence that this rental property contains potable water (i.e. microbiological and chemical / trace metal samples were not previously submitted to the regional health authority (or an accredited laboratory) for analysis).
- b. The south side hallway did not contain a functional smoke alarm. The north side smoke alarm was functional but was not properly installed.
- c. Some electrical outlets were not in good repair and/or did not contain a protective cover plate.
- d. The exterior stairs did not contain secure handrails. Some portions of the deck did not contain a secure railing/guard.
- e. Various exterior deck boards were missing or were rotten. The wooden skirting around the house is deteriorating/rotting. The wooden plank at the rear of the house is not secured to the structure and is found to contain rot.
- f. Both washroom toilets were not in good repair. The south side washroom toilet was not functional and the hand sink underneath was leaking. The north side washroom toilet was not properly installed to the floor.
- g. One of the glass windowpanes in the living room was cracked.
- h. Some ceilings were cracked or contained holes that require repair/retrofit.

- i. The exterior door weatherstripping (near the kitchen) is not in good repair. Cold air and light are being penetrated through the gap.
- j. A broken insect screen was observed in one of the bedrooms.

AND WHEREAS such inspection and/or report 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. There was no evidence that this rental property contains potable water (i.e. microbiological and chemical / trace metal samples were not previously submitted to the regional health authority (or an accredited laboratory) for analysis). Section 9(a) of the Alberta Minimum Housing and Health Standards states the following: “Every building used in whole or in part, as housing premises must be supplied with a potable water supply of sufficient volume, pressure and temperature to serve the needs of the inhabitants. All hot running water shall be maintained at a temperature of not less than 46 degrees C (1140F), and not more than 60 degrees C (1400F) measured at the plumbing fixture.”
- b. The south side hallway did not contain a functional smoke alarm. The north side smoke alarm was functional but was not properly installed. Section 12(a) of the Alberta Minimum Housing and Health Standards states the following: “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. Smoke alarms shall be operational and in good repair at all times.”
- c. Some electrical outlets were not in good repair and/or did not contain a protective cover plate. Section 11 of the Alberta Minimum Housing and Health Standards states the following: “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.”
- d. The exterior stairs did not contain secure handrails. Some portions of the deck did not contain a secure railing/guard. Section 3(c)(i) of the Alberta Minimum Housing and Health Standards states the following: “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. Various exterior deck boards were missing or were rotten. The wooden skirting around the house is deteriorating/rotting. The wooden plank at the rear of the house is not secured to the structure and is found to contain rot. Section 1(a)(b)(c)(d) of the Alberta Minimum Housing and Health Standards states the following: “the housing premises shall be structurally sound. Basements, cellars or crawl spaces shall be structurally sound, maintained in good repair and free from water infiltration and accumulation. Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced. 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)."

- f. Both washroom toilets were not in good repair. The south side washroom toilet was not functional and the hand sink underneath was leaking. The north side washroom toilet was not properly installed to the floor. Section 6(a)(b)(c) of the Alberta Minimum Housing and Health Standards states the following: "Every housing premises shall be connected to the public sewage system, or to an approved private sewage disposal system. 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. Adequate water volume and pressure shall be provided to ensure the proper operation and flushing of all fixtures. All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside."
- g. One of the glass windowpanes in the living room was cracked. Section 5 of the Alberta Minimum Housing and Health Standards states the following: "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."
- h. Some ceilings were cracked or contained holes that require repair/retrofit. Section 5 of the Alberta Minimum Housing and Health Standards states the following: "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."
- i. The exterior door weatherstripping (near the kitchen) is not in good repair. Cold air and light are being penetrated through the gap. Section 2(b)(i) of the Alberta Minimum Housing and Health Standards states the following: "All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof."
- j. A broken insect screen was observed in one of the bedrooms. Section 2(b)(iii) of the Alberta Minimum Housing and Health Standards states the following: "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."

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 **October 8, 2025** (verification to vacate on this date was received by the tenant).
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. Submit both a microbiological and chemical / trace metal water sample to the regional health authority for laboratory analysis - to verify that the water within this rental dwelling is considered "potable." If previous samples were submitted, submit the previous lab results (of all three test results) to the acting Executive Officer for review.
 - b. Ensure there are functional smoke alarms installed (properly) between all sleeping rooms in all applicable hallways.
 - c. Ensure all electrical outlets / fixtures are properly installed, in good repair, and contain a protective cover plate (where applicable).
 - d. Ensure all stairwells contain a secure handrail and all decks contain a secure guard / railing.
 - e. Make all necessary repairs to any building materials (that are not in good repair or contain rot). All wood / building materials must be in good repair and free of rot or other deterioration.
 - f. Ensure all plumbing fixtures are inspected and repaired by a qualified plumbing professional. The owner / landlord must provide evidence (i.e. by the form of receipts) that all plumbing issues within this dwelling are repaired.
 - g. Repair / replace any glass windows that contain cracks or other deterioration.
 - h. Ensure all ceilings are in good repair and free of holes, cracks, or any other deterioration.
 - i. Ensure the weatherstripping within all exterior windows and doors are in good repair and are free of cracks, gaps, or other deterioration.
 - j. Ensure all sleeping room window mesh screens are in good repair and properly installed.
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/or receipt of the report 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 Grande Prairie, Alberta, October 17, 2025

Confirmation of a verbal order issued to Dale Albert Kosik on October 15, 2025.

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>

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