

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

To: Timber James Metcalf & Deanna Erin Metcalf
"the Owner"

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

RE: Those housing premises located in Clear Hills County, Alberta and municipally described as: **732080 Range Road 34, County of Grande Prairie No. 1, Alberta**

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, namely:

- a. Trailer is not supplied with running hot and cold potable water.
- b. Trailer is not supplied with electrical service.
- c. Trailer is not connected to gas service for furnace to provide heating.
- d. Trailer is not connected to an approved private sewage disposable system.
- e. Smoke detector was missing outside the bedroom hallway.
- f. Fridge is not in good repair.
- g. Stove is not in good repair.
- h. Bedroom window does not meet egress requirements. Approximate size: 13.5 inches x 22 inches (bedroom that was accessible for inspection).
- i. Insect screen is missing in the bedroom window (bedroom that was accessible for inspection).
- j. Entrance door for the trailer is not lockable and did not close properly.
- k. Building materials (inside and outside) of trailer are severely damaged and not in good condition.

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. The housing premises not supplied with running hot and cold potable water is in contravention of Section 3(1)(b)(iii) of the Housing Regulation which states that "*Subject to subsection (3) and section 4, an owner shall ensure that the occupants of the housing premises are supplied with adequate running hot and cold water that is safe for human consumption*".

- b. The housing premises not supplied with running hot and cold potable water is in contravention of Section 9 of the Minimum Housing and Health Standards which states that *“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”*.
- c. The housing premises not supplied with electrical service 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”*.
- d. The housing premises not having gas service for furnace to provide heating 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 at least 220°C(710°F)”*.
- e. The housing premises not connected to an approved private sewage disposable system is in contravention of Section 6 of the Minimum Housing and Health Standards which states that *“Every housing premises shall be connected to the public sewage system, or to an approved private sewage disposal system”*.
- f. Smoke detector not installed outside the bedroom hallway 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”*.
- g. Fridge not being in good repair is in contravention of Section 14(a)(iv) of the Minimum Housing and Health Standards which states that *“Every housing premises shall be provided with a food preparation area, which includes: a stove and a refrigerator that are maintained in a safe and proper operating condition. The refrigerator shall be capable of maintaining a temperature of 4 degrees C. (400°F)”*.
- h. Stove not being in good repair is in contravention of Section 14(a)(iv) of the Minimum Housing and Health Standards which states that *“Every housing premises shall be provided with a food preparation area, which includes: a stove and a refrigerator that are maintained in a safe and proper operating condition. The refrigerator shall be capable of maintaining a temperature of 4 degrees C. (400°F)”*.
- i. Bedroom window(s) not meeting egress requirements is in contravention of Section 3(b)(ii) of the Minimum Housing and Health Standards which states that *“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”)”*.
- j. Missing insect screen for the window(s) is in contravention of Section 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”.

- k. Entrance door for the housing premises not being lockable and closing properly is in contravention of Section 3(a) of the Minimum Housing and Health Standards which states that *“Exterior windows and doors shall be capable of being secured”.*
- l. Damaged building material(s) is in contravention of Section 3(1)(a)(iii) of the Housing Regulation which states that *“Subject to subsection (3) and section 4, an owner shall ensure that the housing premises are in good repair”.*
- m. Damaged building material(s) 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”.*

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 occupants vacate the above noted premises on or before October 17, 2025.
- 2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Ensure running hot and cold water supplied to the housing premises and water is potable. Options include drilling a well or installing a cistern.
 - b. Ensure there is adequate water pressure and volume at all the water fixtures.
 - c. Submit a bacteriological water sample once the housing premises is supplied with potable water.
 - d. Ensure housing premises is connected to electrical services.
 - e. Ensure housing premises is connected to gas service if furnace requires gas to operate.
 - f. Ensure housing premises is connected to an approved private sewage disposable system.
 - g. Ensure a smoke detector(s) with an alarm is installed outside the bedroom hallway.
 - h. Ensure fridge is either repaired or replaced and can maintain a temperature of 4°C or colder.
 - i. Ensure stove is either repaired or replaced.
 - j. Replace the bedroom window(s) and ensure that the new windows meet emergency egress requirements as stated above.
 - k. Install an insect screen for all the window(s).
 - l. Ensure entrance door is in good repair and is lockable.
 - m. Repair all the damaged building material(s).
- 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 Grande Prairie, Alberta, October 21, 2025.

Confirmation of a verbal order issued to Timber James Metcalf on October 17, 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>