

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

To: **Nadia Critchfield**
 "the Owner"

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

RE: Those housing premises located in Grande Prairie, Alberta and municipally described as:

#29 – 9531 98 Street, Grande Prairie, AB T8V 2B6

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 and 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. Visible surface mould were identified on the walls of the vestibule.
- b. Vestibule walls and ceiling are not properly finished. Drywall & ceiling are missing and insulation is exposed.
- c. Electrical outlet cover plates are either damaged or loose at various locations around the house.
- d. Walls have cracks at various locations inside the house.
- e. Windows in two bedrooms do not meet emergency egress requirements. Approximate size of unobstructed opening in both bedroom windows: 13 inches x 31 inches.
- f. Ceiling in the bedroom and hallway have water stain marks. Moisture meter detected moisture in these areas. This indicates water infiltration, possibly from the roof.
- g. Bathtub caulking is peeling off and is not in good condition.
- h. Exterior cladding is damaged on the front end of the mobile home.
- i. All exterior doors are not weatherproof, and door frames are not in good repair.

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. Mould growing on walls is in contravention of Section 2(2)(a) of the Nuisance & General Sanitation Regulation which states that *"Without limiting the generality of subsection (1), a person who creates, commits or maintains any premises in a condition that is or might become injurious or dangerous to the public health or that might hinder in any manner the prevention or suppression of disease is deemed to have created, committed or maintained a nuisance"*.

- b. Vestibule walls and ceiling are not properly finished is in contravention of Section 5 of the Minimum Housing & 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. Electrical outlet cover plates being damaged or loose at various locations around the house is in contravention of Section 11 of the Minimum Housing & 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. Walls have cracks at various locations around the house s in contravention of Section 5 of the Minimum Housing & 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”*.
- e. 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”)”*.
- f. Moisture meter detecting moisture on ceiling in the bedroom and hallway is in contravention Section 1(c) of the Minimum Housing & Health Standards which states that *“Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced”*.
- g. Roof not being in good repair is in contravention Section 2(a) of the Minimum Housing & Health Standards which states that *“The roof and exterior cladding of walls shall be maintained in a waterproof, windproof and weatherproof condition”*.
- h. Bathtub caulking peeling off and being in good condition is in contravention Section 5(a) of the Minimum Housing & Health Standards which states that *“Rooms containing a flush toilet and/or a bathtub or shower shall have walls and floors that are smooth, non-absorbent to moisture and easy to clean. All walls shall form a watertight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower”*.
- i. Damaged exterior cladding is in contravention Section 2(a) of the Minimum Housing & Health Standards which states that *“The roof and exterior cladding of walls shall be maintained in a waterproof, windproof and weatherproof condition”*.
- j. All exterior doors not being weatherproofed, and door frames not being in good repair 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 January 26, 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 all building material exposed to mould growth is properly remediated by a professional service provider.
 - b. Ensure vestibule walls and ceilings are properly finished and is in good repair.
 - c. Ensure electrical wiring is installed according to code.
 - d. Ensure all electrical outlets are properly installed and is in good repair.
 - e. Ensure all the cracks on the walls are repaired.
 - f. Replace the bedroom window(s) and ensure that the new windows meet emergency egress requirements as stated above.
 - g. Ensure all water damaged ceiling is replaced after source of the water infiltration is identified & repaired.
 - h. Ensure roof is in good repair.
 - i. Ensure bathtub is re-caulked.
 - j. Ensure exterior cladding is repaired.
 - 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 Grande Prairie, Alberta, January 23, 2026.

Confirmation of a verbal order issued to Toni Auger on January 22, 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>

Template revised September 17, 2025