

## ORDER OF AN EXECUTIVE OFFICER UNFIT FOR HUMAN HABITATION

**To:** Royal Bank of Canada  
The "Owner"

**RE:** Plan 3380T, Block 12, Lots 13-15, 13354-17 Avenue Blairmore, Alberta

**WHEREAS I**, an **Executive Officer** of **Alberta Health Services**, have inspected the above 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 the prevention or suppression of disease, namely:

- a. The premise may still support rodent infestation which may encourage rodents at nearby properties.
- b. Vermin have damaged the home causing a previous electrical fire and posing future fire hazard which endangers the neighborhood.
- c. The premise has not been remediated of biological hazards after the severe rodent waste accumulation. Offensive odor can still be detected outside the building.

**AND WHEREAS** such inspection disclosed that the following breaches of the Public Health Act and the Regulations there under exist in and about the above noted premises, namely:

- a. Nuisance and General Sanitation Regulation (A.R. 243/2003) section 2

The premise may still support rodent infestation which may encourage rodents at nearby properties which is in contravention of the Nuisance and General Sanitation Regulation 2003 2(1) which states that: "No person shall create, commit or maintain a nuisance."

- b. Nuisance and General Sanitation Regulation (A.R. 243/2003) section 2

Vermin have damaged the home causing a previous electrical fire and posing future fire hazard which endangers the neighborhood which is in contravention of the Nuisance and General Sanitation Regulation 2003 2(1) which states that: "No person shall create, commit or maintain a nuisance."

- c. Nuisance and General Sanitation Regulation (A.R. 243/2003) section 2.

The premise has not been remediated of biological hazards after the severe rodent waste accumulation which is in contravention of the Nuisance and General Sanitation Regulation 2003 2(2)(e) which states that: "Without limiting the generality of

subsection (1), a person who creates, commits or maintains (e) any accumulation or deposit of offensive matter, waste or manure wherever situated, 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.”

**AND WHEREAS**, by virtue of the foregoing, the above noted premises are hereby declared to be **Unfit for Human Habitation**.

NOW THEREFORE, I hereby **ORDER** and **DIRECT**:

1. That the owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
  - a. The property must be maintained in a manner that will not encourage pests.
  - b. Electrical service must remain off until approval has been granted by a safety codes officer or other suitable professional. (Electrical service has been discontinued independent of instructions from this department. Precautions should be taken to prevent damage to the home or property, such as frozen water pipes, due to lack of utilities.)
  - c. The property must be remediated of all biological hazards. The property must be maintained in this condition.
2. The work referred to in paragraph 1 shall be completed by:
  - a. Pest management shall be ongoing.
  - b. The electrical system safety approval must be complete prior to re-occupation and prior to restoration of electrical service.
  - c. The remaining remediation of biological hazards must occur prior to re-occupation.
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 vacant and secure from unauthorized entry.

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 **Municipality of Crowsnest Pass**, Alberta, **May 14, 2014**.

Wade Goin, CPHI(C)  
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 within ten (10) days after receiving the order to the Public Health Appeal Board located at 24<sup>th</sup> Floor, Telus Plaza, 10025 - Jasper Avenue, Edmonton, Alberta, T5J 1S6. Telephone (780) 427-2813.

The terms of this Order remain in effect notwithstanding the filing or proposed filing of any such appeal. If you appeal, you may also make an application to the Board for a stay of this Order pending the appeal.

A copy of the Public Health Appeal form may be obtained by contacting Alberta Health Services at (780) 342-0122, or the Public Health Appeal Board (780) 427-2813.

You are advised that all orders remain in effect pending such an appeal

## **Health Legislation, Regulations and Standards**

*Electronic versions of the Public Health Act and Regulations are available at the Alberta Queen's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or [www.qp.gov.ab.ca](http://www.qp.gov.ab.ca).*

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*Copies of standards are available by contacting the Health Protection Branch of Alberta Health & Wellness at (780) 427-4518, or by visiting: [www.health.alberta.ca/about/health-legislation.html](http://www.health.alberta.ca/about/health-legislation.html)*