

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

**To:**           **Steve Isele**  
                  "the Owner"

And

**Hans Isele**  
                  "the Owner"

**And To:**       All Occupants of the following Housing premises:

**RE:**           Those housing premises located in Lethbridge, Alberta and municipally described as:  
                  **1025 12 Street S.**

**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. Holes of various sizes were found in most walls throughout every room of the house.
- b. Trim was missing around door frames in multiple areas. This was especially evident around the back exterior door, where there were drafty gaps to the outside.
- c. There were missing flooring transition strips.
- d. The carpet on the stairs was missing or tattered in various places.
- e. Many of the tiles surrounding the tub were missing completely. There was only a thin shower curtain covering the bare wood and insulation.
- f. The tub faucet appeared to have a constant drip and the tub overflow drain was completely uncovered.
- g. The base of the kitchen faucet was very loose which may lead to water pooling under the sink.
- h. The bottom surface of the cupboard underneath the kitchen sink was in disrepair due to water damage.
- i. The window in the second bedroom on the upstairs floor was smashed out. Both the top and bottom windowpanes were missing and were not weatherproof.

- j. There was a broken basement window in a state of disrepair.
- k. The window opening mechanism for the kitchen window has completely broken off and is in disrepair.
- l. There was no railing on the stairs.
- m. There were numerous electrical outlets missing covers.
- n. The basement room, which had been used for sleeping purposes, had a broken window that was not designed for emergency egress. This window also appeared to be screwed/nailed closed.
- o. The detached garage was frequently occupied and used as a habitable room.
- p. There was a camper in the backyard that did not belong to the owner of this property that was occupied and used as a habitable room. The camper was connected to power through an electrical cord plugged into an outlet in the garage. There did not appear to be a water hook-up or any approved plumbing connections for the proper black and grey water disposal.

**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. Holes of various sizes were found in most walls throughout every room of the house, which is in contravention of section III(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.
- b. Trim was missing around door frames in multiple areas. This was especially evident around the back exterior door, where there were drafty gaps to the outside, which is in contravention of section III(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

Which is in contravention of section III(2)(b)(i) of the Minimum Housing and Health Standards which states that: All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof.

- c. There were missing flooring transition strips which is in contravention of section III(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.

- d. The carpet on the stairs was missing or tattered in various places, which is in contravention of section III(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.
- e. Many of the tiles surrounding the tub were missing completely. There was only a thin shower curtain covering the bare wood and insulation, which is in contravention of section III(5)(a) of the Minimum Housing and 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.
- f. The tub faucet appeared to have a constant drip and the tub overflow drain was completely uncovered, which is in contravention of section IV(6)(a) of the Minimum Housing and Health Standards which states that: 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.
- g. The base of the kitchen faucet was very loose, which may lead to water pooling under the sink, which is in contravention of section IV(6)(a) of the Minimum Housing and Health Standards which states that: 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.
- h. The bottom surface of the cupboard underneath the kitchen sink was in disrepair due to water damage, which is in contravention of section III(1)(c) of the Minimum Housing and Health Standards which states that: Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.
- i. The window in the second bedroom on the upstairs floor was smashed out. Both the top and bottom windowpanes were missing and were not weatherproof, which is in contravention of section III(2)(b)(i) of the Minimum Housing and Health Standards which states that: All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof.
- j. There was a broken basement window in a state of disrepair, which is in contravention of section III(2)(b)(i) of the Minimum Housing and Health Standards which states that: All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof.
- k. The window opening mechanism for the kitchen window has completely broken off and is in disrepair, which is in contravention of section III(2)(b)(i) of the Minimum Housing and Health Standards which states that: All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof.

- l. There was no railing on the stairs, which is in contravention of section III(3)(c) of the Minimum Housing and Health Standards which states that: Inside or outside stairs or porches including all treads, risers, supporting structural members, rails, 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.
- m. There were numerous electrical outlets missing covers, which is in contravention of section IV(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.
- n. The basement room, which had been used for sleeping purposes, had a broken window that was not designed for emergency egress. This window also appeared to be screwed/nailed closed, which is in contravention of section III(3)(b)(i) of the Minimum Housing and Health Standards which states that: Windows referred to above shall provide unobstructed openings with areas not less than 0.35 m<sup>2</sup> (3.8ft<sup>2</sup>), with no dimension less than 380 mm (15").

AND

Which is in contravention of section III(3)(b) of the Minimum Housing and Health Standards which states that: For buildings of 3 stories 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.

- o. The detached garage was frequently occupied and used as a habitable room, which is in contravention of section 5(2) of the Housing Regulation 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.
- p. There was a camper in the backyard that did not belong to the owner of this property that was occupied and used as a habitable room. The camper was connected to power through an electrical cord plugged into an outlet in the garage. There did not appear to be a water hook-up or any approved plumbing connections for the proper black and grey water disposal, which is in contravention of section 5(2) of the Housing Regulation 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.

**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 28, 2024**.

2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises by **November 8, 2024:**
  - a. Thoroughly secure the garage so that no unauthorized people can enter.
  - b. Remove the RV from the property.
3. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
  - a. Repair all holes in finishing.
  - b. Replace all missing door trim and ensure the back door is sufficiently weatherproof.
  - c. Install flooring transition strips in the appropriate areas.
  - d. Replace the damaged/tattered carpet.
  - e. Completely rebuild the tub surround. Ensure everything is thoroughly sealed against moisture entry.
  - f. Ensure the tub faucet works as intended and ensure the tub overflow drain is constructed as intended with the proper fittings installed.
  - g. Ensure the kitchen faucet is properly mounted/secured to the counter.
  - h. Replace the damaged finishes under the kitchen sink.
  - i. Replace the damaged upstairs bedroom window.
  - j. Replace the damaged window in the basement room.
  - k. Repair or replace the damaged window opening mechanism in the kitchen.
  - l. Install a railing on the stairs.
  - m. Ensure all outlets and switches have intact cover plates.
  - n. If this room is to be used for sleeping purposes, install a proper egress window that is not impeded from opening. If it is not to be used for sleeping purposes, remove all beds, mattresses and bedding.
4. 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 Lethbridge, Alberta, October 28, 2024.  
Confirmation of a verbal order issued to Steve Isele and Hans Isele on October 24, 2024.

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](mailto: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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Lethbridge • Melcor Centre • South Zone

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[www.albertahealthservices.ca/eph.asp](http://www.albertahealthservices.ca/eph.asp)