

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

**To:** BOULEVARD REAL ESTATE EQUITIES LTD.; Avenue Living Communities Ltd.;  
Madison Howell; Mae Cote  
“the Owner”

**RE:** Those housing premises located in Brooks, Alberta and municipally described as: 1027  
3 Avenue East, Unit 302

**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. The floors in the kitchen, living room, and bedrooms are in poor condition. The kitchen's linoleum floor is cracked and dented near the fridge. There are gaps in the flooring in the hallway, both bedrooms, and the living room. The living room floor has an uneven finish, especially near the wall under the heat register, where it is glued and overlapping in some spots. The floor transition piece is lifting at the entrance to one bedroom and completely missing in the other bedroom.
- b. The living room wall has visible mould patches covering more than six square feet, next to the door, on the west-facing wall, and in the corner where the wall meets the ceiling. The mould has been cleaned off, but it will come back if the moisture issue is not fixed.
- c. The cabinet under kitchen sink is water damaged and not easy to clean. A piece of cabinet front is missing under the kitchen sink.
- d. Dead cockroaches were found in the kitchen cabinets and drawers, along with whole and empty cockroach egg sacs.
- e. The metal cabinet above the sink in the bathroom is rusty and deteriorated.
- f. The bathroom fan is not working and is covered in dust.

**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 floors in the kitchen, living room, and bedrooms are in poor condition. The kitchen's linoleum floor is cracked and dented near the fridge. There are gaps in the flooring in the hallway, both bedrooms, and the living room. The living room floor has an uneven finish, especially near the wall under the heat register, where it is glued and overlapping in some spots. The floor transition piece is lifting at the entrance to one bedroom and completely missing in the other bedroom. This contravenes sections III(5) and III(5)(b) 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. Rooms and sections of rooms that are used for food preparation and cooking shall have walls

and floors constructed of materials which do not provide harbourage to dirt, grease, vermin and bacteria and that are easily kept clean.

- b. The living room wall has visible mould patches covering more than six square feet, next to the door, on the west-facing wall, and in the corner where the wall meets the ceiling. The mould has been cleaned off, but it will come back if the moisture issue is not fixed. This contravenes sections 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.
- c. The cabinet under kitchen sink is water damaged and not easy to clean. A piece of cabinet front is missing under the kitchen sink. This contravenes sections IV(14)(a)(ii) of the Minimum Housing and Health Standards which states that: Every housing premises shall be provided with a food preparation area, which includes cupboards or other facilities suitable for the storage of food.
- d. Dead cockroaches were found in the kitchen cabinets and drawers, along with whole and empty cockroach egg sacs. This contravenes sections V(16) and V(16)(a) of the Minimum Housing and Health Standards which states that: The owner shall ensure that all rooms and other areas used in common by the occupants of the individual dwellings are maintained in a clean and sanitary condition. The owner shall ensure that the housing premises are free of insect and rodent infestations.
- e. The metal cabinet above the sink in the bathroom is rusty and deteriorated. This contravenes sections 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.
- f. The bathroom fan is not working and is covered in dust. This contravenes sections IV(7)(c) of the Minimum Housing and Health Standards which states that: All rooms containing a flush toilet and/or bathtub or shower shall be provided with natural or mechanical ventilation.

**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 immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
  - a. Replace the floor throughout the living room, kitchen, and bedrooms. The flooring must be smooth, continuous, and finished to the edge of the walls without gaps.
  - b. Cut open drywall portions where mould is growing to investigate the extent of mould and the source of moisture. Address the source of the moisture, install new drywall, and finish the walls.
  - c. Refinish the cabinet under the kitchen sink to be smooth and cleanable. Replace cabinet front.
  - d. Ensure the unit has been treated and eradicated of cockroaches. Conduct thorough sanitation of the unit to remove cockroach bodies and feces.
  - e. Remove the metal cabinet and finish the wall to be smooth and cleanable.
  - f. Repair or replace the bathroom fan to ensure it is operational and clean it regularly to prevent dust buildup.

2. 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 Brooks, Alberta, February 27, 2025.

Confirmation of a verbal order issued to Madison Howel and Mae Cote on February 24, 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](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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Environmental Public Health – South Zone

440 3rd Street East, Brooks, AB T1R 1B3

[www.ahs.ca/eph](http://www.ahs.ca/eph)