

ORDER OF AN EXECUTIVE OFFICER CLOSED FOR TENANT ACCOMMODATION PURPOSES

To: BOULEVARD REAL ESTATE EQUITIES LTD.; Madison Howell; Mae Cote
“the Owner”

RE: Those housing premises located in Brooks, Alberta and municipally described as: 11
Greenbrook Drive E, **Unit 109**

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, in contravention of the Public Health Act and Nuisance and General Sanitation Regulation, Alberta Regulation 243/2003 namely:

- a. Glue-down linoleum flooring contained gaps between flooring and chipped edges.
- b. The window trim beneath the west bedroom window was cracked. The trim around the shower surround was cracked. The vinyl shower surround has been painted and exhibited gaps with poorly applied caulking, leaving non-cleanable surfaces with mold and mildew growth.
- c. The base cabinet beneath the kitchen sink was water-damaged and patched with spray foam and tile, creating non-cleanable surfaces. Other kitchen cabinets contained chips and lifted edges exposing MDF.
- d. The furnace filter was clogged with dust and hair, and one furnace housing panel was missing.
- e. The slider window in the north bedroom was screwed shut and could not be opened.
- f. Water damage was visible on baseboards in the bathroom, hallway, closet adjacent to the bathroom, and bathroom vanity, as well as the kitchen sink cabinet. Speckling mold growth was visible through painted surfaces. Spray foam and patched tiles were observed beneath the kitchen sink, applied over moisture-damaged areas. Corresponding water damage was also visible on baseboards of the adjoining common hallway wall, indicating possible moisture intrusion affecting the same wall assembly.
- g. The bathtub surface around the drain was scratched and rusting; re-glazed finish was pitted.
- h. Water damage was visible at the base of the bathroom vanity.
- i. One living room window was missing a double pane. Two other bedroom windows and two living room windows lacked insect screens.

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. Glue-down linoleum flooring contained gaps between flooring and chipped edges. This contravenes 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. The window trim beneath the west bedroom window was cracked. The trim around the shower surround was cracked and rough. The vinyl shower surround has been painted and exhibited gaps with poorly applied caulking, leaving non-cleanable surfaces with mold and mildew growth. This contravenes section III(5) and (5)(a) 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 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.
- c. The base cabinet beneath the kitchen sink was water-damaged and patched with spray foam and tile, creating non-cleanable surfaces. Other kitchen cabinets contained chips and lifted edges exposing MDF. This contravenes section 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. The furnace filter was clogged with dust and hair, and one furnace housing panel was missing. This contravenes section IV(8)(a) Minimum Housing and Health Standards which states that: All heating facilities within housing premises are to be properly installed and maintained in good working condition.
- e. The slider window in the north bedroom was screwed shut and could not be opened. This contravenes section III(3)(b)(i) Minimum Housing and Health Standards which states that: For buildings of 3 storeys 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.
- f. Water damage was visible on baseboards in the bathroom, hallway, closet adjacent to the bathroom, and bathroom vanity, as well as the kitchen sink cabinet. Speckling mold growth was visible through painted surfaces. Spray foam and patched tiles were observed beneath the kitchen sink, applied over moisture-damaged areas. Corresponding water damage was also visible on baseboards of the adjoining common hallway wall, indicating possible moisture intrusion affecting the same wall assembly. This contravenes section III(3)(1)(a) and (c) of the Minimum Housing and Health Standards which states: The housing premises shall be structurally sound. Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.
- g. The bathtub surface around the drain was scratched and rusting; re-glazed finish was pitted. This contravenes section III of the Minimum Housing and Health Standards which states: The owner shall ensure that the housing premises is structurally sound, in a safe condition, in good repair.
- h. Water damage was visible at the base of the bathroom vanity. This contravenes section III(1)(c) of the Minimum Housing and Health Standards which states: Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.
- i. One living room window was missing a double pane. Two other bedroom windows and two living room windows lacked insect screens. This contravenes section III(2)(b)(ii) and (iii) of the Minimum Housing and Health Standards which states: In housing premises intended for use during the winter months, windows in habitable rooms shall protect

against cold weather through the provision of a storm sash, double glazing, or other durable thermal/air resistant barrier as may be approved by the Executive Officer. 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.

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 linoleum flooring to ensure it is free of gaps, chips, and rough edges, and maintained in a smooth, cleanable condition.
 - b. Replace cracked and rough window and shower trim. Remove and replace the painted vinyl shower surround and ensure joints are sealed with no gaps.
 - c. Remove and replace all water-damaged and deteriorated kitchen base cabinetry, including the sink cabinet. Repair and seal areas of chipped or exposed MDF on the remaining kitchen cabinetry to ensure all surfaces are smooth, intact, and cleanable.
 - d. Replace furnace filters and reinstall the missing housing panel. Maintain furnace in good working condition.
 - e. Remove screws and restore the bedroom slider window to full operability.
 - f. Remove and replace all water-damaged materials, including baseboards, drywall, and cabinetry. Repair affected walls to ensure they are structurally sound and free from moisture intrusion.
 - g. Replace bathtub with a fixture free of rust, scratches, and surface deterioration.
 - h. Remove and replace the bathroom vanity that was water damaged.
 - i. Replace or repair the living room window to provide double glazing. Install insect screens on the two bedroom and two living room windows.
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 Brook, Alberta, September 4, 2025.

Confirmation of a verbal order issued to Madison Howell and Mae Cote on September 3, 2025.

Executive Officer
Environmental Health Office

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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Environmental Public Health – South Zone

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www.ahs.ca/eph