

ORDER OF AN EXECUTIVE OFFICER UNFIT FOR HUMAN HABITATION ORDER TO VACATE

To: Jacob and Gloria Rose Puurveen
"the Owner"

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

RE: Those housing premises located in Lethbridge County, Alberta and municipally described as: **112052 HWY 845; NE 14-11-20-W4**

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 the Nuisance and General Sanitation Regulation, Alberta Regulation 243/2003 namely:

- a. The septic system servicing the dwelling was maintained in a state of disrepair. Sewage effluent was ponding on the ground surface adjacent to the septic tank, to the south of the premises.
- b. The roof was maintained in a state of disrepair. A section of the roof was tarped at the time of inspection.
- c. Various windows in the premises, including the living room window, were in a state of disrepair.
- d. The kitchen ceramic stove top was broken and no longer useable.
- e. The living room ceiling had a large section of drywall missing and was maintained in a state of disrepair.
- f. The smoke alarm servicing the dwelling was removed.
- g. The flooring material in the living room was removed exposing the sub-floor.
- h. The electrical panel was not properly covered and exposed electrical wires were not properly secured in the panel.

AND WHEREAS such inspection disclosed that the following breaches of 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 septic system servicing the dwelling was maintained in a state of disrepair. Sewage effluent was ponding on the ground surface adjacent to the septic tank, to the south of the premises. This is in contravention of section 3(1)(b)(i) of the Housing Regulation, which states that: an owner shall ensure that the occupants of the housing premises are supplied with adequate sanitary facilities, including a sanitary drainage system or private sewage disposal system.

- b. The roof was maintained in a state of disrepair. A section of the roof was tarped at the time of inspection. This is in contravention of section III(2)(a) of the Minimum Housing and Health Standards, which states that: The roof and exterior cladding of walls shall be maintained in a waterproof, windproof and weatherproof condition.
- c. Various windows in the premises, including the living room window, were in a state of disrepair. This 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.
- d. The kitchen ceramic stove top was broken and no longer useable. This is in contravention of section IV(14)(a)(iv) of the Minimum Housing and Health Standards which, states that: Every housing premises shall be provided with a food preparation area, which includes: a stove and a refrigerator that are maintained in a safe and proper operating condition. The refrigerator shall be capable of maintaining a temperature of 4°C.
- e. The living room ceiling had a large section of drywall missing and was maintained in a state of disrepair. This 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.
- f. The smoke alarm servicing the dwelling was removed. This is in contravention of section IV(12) of the Minimum Housing and Health Standards, which states that: Smoke alarms within dwellings shall be installed between each sleeping area and the remainder of the suite and, where hallways serve the sleeping areas; the smoke alarms shall be installed within the hallway.
- g. The flooring material in the living room was removed exposing the sub-floor. This 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.
- h. The electrical panel was not properly covered and exposed electrical wires were not properly secured in the panel. This 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.

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(s) takes all steps necessary to ensure all Occupants vacate the above noted premises on or before **April 16, 2025**.
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 the premises is adequately secured from unauthorized access.
 - b. Ensure the septic system is repaired to the satisfaction of a Safety Codes Officer, or certified plumber. Proof of inspection is required from a Safety Codes Officer or certified plumber.

- c. Ensure the roof is repaired so it maintained in a waterproof, windproof and weatherproof condition.
 - d. Ensure the all the windows are in good repair and all openable windows are fitted with insect screens.
 - e. Ensure the stove is in good repair.
 - f. Ensure the living room ceiling is in good repair. Any evidence of mould or rot will need to be properly remediated and repaired.
 - g. Ensure a working smoke alarm is installed in accordance with section IV(12) of the Minimum Housing and Health Standards.
 - h. Ensure the living room floor is in good repair.
 - i. Have the electrical panel inspected by a Safety Codes Officer or certified electrician. Proof of inspection is required from a Safety Codes Officer or certified electrician.
 - j. Due to the volume of belongings, clutter, and garbage, the entire premises could not be inspected. Ensure a thorough decluttering and cleaning and the premises is undertaken and correct deficiencies.
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 Lethbridge, Alberta, April 9, 2025

Executive Officer
Alberta Health Services

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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Copy: Lethbridge County
Royal Canadian Mounted Police

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Melior Centre, 200 – 4 Avenue S. – Suite 110, Lethbridge, Alberta

<https://www.ahs.ca/eph>