

**ORDER OF AN EXECUTIVE OFFICER
CLOSED FOR TENANT ACCOMMODATION PURPOSES
ORDER TO VACATE ON OR BEFORE FRIDAY, AUGUST 21, 2026**

To: **Linda Fay Baron**
 "the Owner"

&

Cheryl Jean Smith
 "the Owner"

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

RE: Those housing premises located in Coaldale, Alberta and municipally described as: **1602
21 Avenue.**

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;

By virtue of the violations noted below, the above noted premises are hereby declared to be **Closed for Tenant Accommodation Purposes.**

I hereby **ORDER** and **DIRECT**:

1. That all occupants vacate the above noted premises.
2. That the Owner(s) ensure all Occupants vacate the above noted premises on or before **FRIDAY, AUGUST 21, 2026.**
3. That the Owner(s) immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Remove and properly dispose of all garbage, feces, and contaminated materials that cannot be properly cleaned.
 - b. Thoroughly clean the entire premises, including all surfaces on the main floor to remove dirt and grime.
 - c. Properly repair and refinish all damaged drywall, window/door frames, window/door trim, doors, baseboards, ceiling, and flooring.
 - d. Remove and properly discard all water damaged/mouldy/rotten materials under the kitchen sink. Additionally, any other areas of the premises with water damaged/mouldy/rotten materials, not previously identified during the inspection, must be removed and properly discarded. Ensure all areas with mould growth are properly remediated in accordance with mould remediation standards.

- e. The plumbing under the sink must be inspected, and if necessary, repaired by a qualified individual in accordance with National Plumbing Codes – Alberta Edition to ensure there is no water leaking into the under-sink cabinet.
 - f. The pedestal sink in the bathroom needs to have the large crack properly repaired or replaced.
 - g. A qualified individual must assess the floor structure, specifically the soft section of flooring in the living room adjacent to the washroom. Any repairs to the flooring structure must be completed by a qualified individual in accordance with National Building Codes – Alberta Edition.
 - h. The backdoor exterior light needs to be properly repaired or replaced. The front living room light needs to be replaced with a proper light fixture that meets CSA Standards.
 - i. Remove and properly replace all damaged electrical outlets, electrical switches, and electrical plates covers.
 - j. Windows that have cracked windowpanes must have the windowpanes replaced. All windows must have at minimum double glazed windowpanes and must be equipped with an insect screen if the window can be opened. All bedroom windows must have windows that have an openable space that complies with emergency egress sizing requirements. Exterior window frames that are damaged must be repaired or replaced to ensure they are in good condition, and are waterproof, windproof and weatherproof.
 - k. Properly functioning, and non-expired smoke alarms must be installed directly outside bedrooms.
 - l. The bathroom mechanical fan needs to be in proper working condition with a proper fitting fan cover. Ensure all heating registers, cold air returns, and other ventilation equipment has a proper cover as intended.
 - m. As mould was present under the kitchen cabinet sink and there was unusual staining on the ceiling of the living room, air quality mould testing must be completed by a qualified individual after mould remediation work has been completed. The owner must supply an air quality assessment report, prepared by a qualified individual, interpreting the results and the air sampling that was conducted from the premises. The report must clearly indicate that the fungal air quality of the premises is satisfactory.
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 and secured from unauthorized entry.

These required actions are necessary given the presence of the following conditions identified during inspection 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, namely:

- a. There was a large accumulation of filth, grime, garbage and animal waste noted throughout the premises. Observed overflowing refuse containers and animal litter boxes. It was impossible to determine the extent of the contamination due to the extreme amount of material in the premises.

- b. Damaged drywall was observed in multiple locations of the premises. Other finishes including door trim/frames had been damaged. Due to the accumulation of garbage, waste, and personal belongings, it was not possible to assess all the interior finishing for damage.
- c. There was significant water damage, mould and rot under the kitchen sink cabinet.
- d. The ABS wastewater line under the kitchen sink appeared to be stained from water leaks, and the bottom portion, of the visible portion of the wastewater line, was wrapped in a plastic material.
- e. The pedestal sink in the bathroom had a large crack across the front portion of the sink basin.
- f. The front living room floor, adjacent to the washroom area was significantly softer/bouncier, suggesting the flooring structure of this area may have been compromised.
- g. The exterior light by the back door was in disrepair, exposing electrical wires. The front living room chandelier was made up of animal antlers and had electrical service from an electrical cord.
- h. Numerous electrical outlets and switches were damaged and/or had the front electrical plate coverings damaged and in a state of disrepair.
- i. Numerous windows had glass panes that were cracked or damaged; not all the exterior windows appeared to be windproof, waterproof and weatherproof.
- j. There was a significant volume of personal items in the basement including clothes, a dresser/wooden cabinet, cigarette butts, and possible bedding materials, suggesting the basement may have been used as a bedroom. There were no windows in the basement for emergency egress.
- k. Unable to verify if a working smoke alarm was in the premises.
- l. The cover to the bathroom ventilation fan was not properly secured to the ventilation housing and could impede the operation of the fan.

These observed public health nuisance conditions identified during inspection are violations of the Housing Regulation, Alberta Regulation 173/99, and the Minimum Housing and Health Standards, namely:

- a. There was a large accumulation of filth, grime, garbage and animal waste noted throughout the premises. Observed overflowing refuse containers and animal litter boxes. It was impossible to determine the extent of the contamination due to the extreme amount of material in the premises. This is in contravention of Section 5(2) of the Housing Regulation, which states: *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.*
- b. Damaged drywall was observed in multiple locations of the premises. Other finishes including door trim/frames had been damaged. Due to the accumulation of garbage, waste, and personal belongings, it was not possible to assess all the interior finishing for damage. This is in contravention of Section III.(5)(a)(b) of the Minimum Housing and Health Standards, which states: *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. (a) 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. (b) 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.

- c. There was significant water damage, mould and rot under the kitchen sink cabinet. This is in contravention of 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.* AND in contravention of Section 5(2) of the Housing Regulation, which states: *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.*
- d. The ABS wastewater line under the kitchen sink appeared to be stained from water leaks, and the bottom portion of the visible portion of the wastewater line was wrapped in a plastic material. This is in contravention of Section IV.(6)(a) of the Minimum Housing and Health Standards, which states: *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.*
- e. The pedestal sink in the bathroom had a large crack across the front portion of the sink basin. This is in contravention of Section IV.(6)(a) of the Minimum Housing and Health Standards, which states: *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.*
- f. The front living room floor, adjacent to the washroom area was significantly softer/bouncier, suggesting the flooring structure of this area may have been compromised. *This is in contravention of Section 3(a)(i) of the Housing Regulation, which states: The owner shall ensure that the housing premises are structurally sound.*
- g. The exterior light by the back door was in disrepair, exposing electrical wires. The front living room chandelier was made up of animal antlers and had electrical service from an electrical cord. This is in contravention of section IV.(11) of the Minimum Housing and Health Standards, which states: *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.*
- h. Numerous electrical outlets and switches were damaged or had the front electrical plate coverings damaged and in a state of disrepair. This is in contravention of section IV.(11) of the Minimum Housing and Health Standards, which states: *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.*
- i. Numerous windows had glass panes that were cracked or damaged; not all the exterior windows appeared to be windproof, waterproof and weatherproof. This is in contravention of Section III.(2)(b)(i) of the Minimum Housing and Health Standards, which states: All

windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof.

- j. There was a significant volume of personal items in the basement including clothes, a dresser/wooden cabinet, cigarette butts, and possible bedding materials, suggesting the basement may have been used as a bedroom. There were no windows in the basement for emergency egress. This is in contravention of Section III.(3)(b)(i)(ii)(iii) of the Minimum Housing and Health Standards, which states: *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. (ii) Windows referred to in section 3(b)(i) shall provide unobstructed openings with areas not less than 0.35 m² (3.8ft²), with no dimension less than 380 mm (15"). (iii) If the window referred in section 3(b)(i) is provided with security bars, the security bars shall be installed so they may be opened from the inside without the use of any tools or special knowledge.*
- k. Unable to verify if a working smoke alarm was in the premises. This is in contravention of Section IV.(12) of the Minimum Housing and Health Standards, which states: *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. (a) Smoke alarms shall be operational and in good repair at all times.*
- l. The cover to the bathroom ventilation fan was not properly secured to the ventilation housing and could impede the operation of the fan. This is in contravention of Section IV.(7)(c) of the Minimum Housing and Health Standards, which states: *All rooms containing a flush toilet and/or bathtub or shower shall be provided with natural or mechanical ventilation.*

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, August 4, 2026
Confirmation of a verbal order issued to James Baron on August 4, 2026.

Executive Officer
Environmental Health Officer

If you have any questions regarding the order, contact Environmental Public Health at 1-833-476-4743 or https://www.albertahealthservices.ca/eph/eph.aspx
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You have the right to appeal

A person who is directly affected by a 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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