

**ORDER OF AN EXECUTIVE OFFICER
UNFIT FOR HUMAN HABITATION
ORDER TO VACATE
ON OR BEFORE August 19, 2026**

To: The Estate of Donald Grover
"the Owner"

And To: All Occupants of the following Housing premises:

RE: Those housing premises located in Lethbridge, Alberta and municipally described as:
1712 6 Avenue N.

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 **Unfit for Human Habitation**.

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

1. That all occupants vacate the above noted premises.
2. That the Owner ensure all Occupants vacate the above noted premises on or before August 19, 2026.
3. That the Owners immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Board up or otherwise secure all windows, doors, holes or other potential entrances to the home and any other buildings that are on the property.
 - b. Ensure that these security measures are maintained until such a time that the building is restored to the Minimum Housing and Health Standards or is demolished.
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 vacant and secure 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. The premises had critical structural issues. Including but is not limited to, the roof had collapsed in multiple locations, and collapsing or structurally compromised walls observed throughout the premises.
- b. Every finish in the premises, including but not limited to walls, floors, and ceilings, was in a significant state of disrepair.
- c. There was visible and extensive mould growth throughout the premises.
- d. The premises was full of rotting garbage, filth and squalor conditions.
- e. There were no utilities services connected and operational.
- f. There was extensive drug paraphernalia throughout the premises.

These observed public health nuisance conditions identified during inspection are violations of the Housing Regulation, Alberta Regulation 173/99, the Minimum Housing and Health Standards and the Nuisance and General Sanitation Regulation AR243/2003, namely:

- a. The above noted issues are in contravention of Section 2(1) and Section 2(2)(a) of the Nuisance and General Sanitation Regulation AR243/2003 which reads: *"No person shall create, commit or maintain a nuisance. Without limiting the generality of subsection (1), a person who creates, commits or maintains any premises in a condition that is or might become injurious or dangerous to the public health or that might hinder in any manner the prevention or suppression of disease is deemed to have created, committed or maintained a nuisance."*

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 19, 2026.

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