

**ORDER OF AN EXECUTIVE OFFICER
CLOSED FOR TENANT ACCOMMODATION PURPOSES
ORDER TO VACATE ON OR BEFORE SEPTEMBER 18, 2026**

To: Merv Sauerberg & Betty Hansford
"the Owner"

Corick Holding Ltd.
"the Owner"

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

RE: Those housing premises located in Lethbridge, Alberta and municipally described as:
Unit 2, 2005 – 2 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 **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 **September 18, 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. Clear out the entire rental unit of garbage, discarded belongings, debris, and contaminated materials. Ensure that it is thoroughly cleaned and sanitized.
 - b. Install properly functioning smoke alarms in the hallways outside the bedrooms.
 - c. Repair the damaged flooring throughout the unit.
 - d. Ensure all plumbing fixtures and wastewater drains are in proper working condition.
 - e. Repair the glass window by the front door.
 - f. Repair or replace the fridge.
 - g. Replace the stove.

- h. Repair the bedroom doors. Ensure that they are in proper working condition.
 - i. Repair the walls throughout the unit. Ensure insulation is present where required and the vapour barriers are in good condition.
 - j. Repair the stairs.
 - k. Replace all torn screens. Ensure all openable windows are equipped with proper insect screens.
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. Extreme squalor conditions were noted throughout the entire unit. Extensive accumulations of both human and animal fecal matter were present on floors, walls and other surfaces. Large quantities of rotting garbage were noted in every room of the unit. Soiled, filthy mattresses were present in the bedrooms and living rooms.
- b. There were no smoke alarms present in the home.
- c. The flooring throughout the entire unit was in a state of disrepair. Most of the flooring showed evidence of water damage and a significant accumulation of grime had become compacted between the separating floorboards.
- d. Multiple critical plumbing and sanitation issues were observed throughout the unit, including but not limited to:
 - i. All the toilets were filled to the rim (or overflowing) with fecal material.
 - ii. The bathtub was filled with what appeared to be sewage, with children's toys floating in the contaminated liquid.
 - iii. The kitchen sink was filled with used cat litter, preventing the normal use of this fixture.
- e. The window panel by the front door was cracked and broken with large sharp shards of glass sticking out of it.
- f. The fridge was in poor repair, with multiple drawers and shelves broken and/or missing. Due to the absence of electrical power within the unit, it could not be determined whether the fridge was operational.
- g. The ceramic stove top was cracked and broken and was no longer functional.
- h. Bedroom doors were in disrepair. Some were missing hardware.

- i. Walls throughout the unit were in a state of disrepair. One of the bedrooms upstairs had multiple large holes ripped in the wall. The vapour barrier was shredded and some of the insulation was missing.
- j. The nosing on several steps of both the stairs (going to the basement and going upstairs) were missing and/or in disrepair.
- k. Screens were torn or missing from the majority of the openable windows.

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. Extreme squalor conditions were noted throughout the entire unit. Extensive accumulations of both human and animal fecal matter were present on floors, walls and other surfaces. Large quantities of rotting garbage were noted in every room of the unit. Soiled, filthy mattresses were present in the bedrooms and living rooms. This is in contravention of section 5(2) of the Housing Regulation which states that: 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. There were no smoke alarms present in the home which 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.
- c. The flooring throughout the entire unit was in a state of disrepair. Most of the flooring showed evidence of water damage and a significant accumulation of grime had become compacted between the separating floorboards which 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.
- d. Multiple critical plumbing and sanitation issues were observed throughout the unit, including but not limited to:
 - i. All the toilets were filled to the rim (or overflowing) with fecal material.
 - ii. The bathtub was filled with what appeared to be sewage, with children's toys floating in the contaminated liquid.
 - iii. The kitchen sink was filled with used cat litter, preventing the normal use of this fixture.Which is in contravention of section 3(2) of the Housing Regulation which states that: an owner shall ensure that the housing premises' plumbing system and facilities provided under subsection (1)(b) are free from defects and maintained in proper operating condition.
- e. The window panel by the front door was cracked and broken with large sharp shards sticking out of it which 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.

- f. The fridge was in poor repair, with multiple drawers and shelves broken and/or missing. Due to the absence of electrical power within the unit, it could not be determined whether the fridge was operational. 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.
- g. The ceramic stove top was cracked and broken and was no longer functional which 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.
- h. Bedroom doors were in disrepair. Some were missing hardware. This is in contravention of section 3(1)(a)(iii) of the Housing Regulation which states that: an owner shall ensure that the housing premises are in good repair.
- i. Walls throughout the unit were in a state of disrepair. One of the bedrooms upstairs had multiple large holes ripped in the wall. The vapour barrier was shredded and some of the insulation was missing. 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.
- j. The nosing on several steps of both the stairs (going to the basement and going upstairs) were missing and/or in disrepair which is in contravention of section III(3)(c) of the Minimum Housing and Health Standards which states that: Inside or outside stairs or porches including all treads, risers, supporting structural members, rails, guards and balconies, shall be maintained in good repair and shall comply with the requirements of the Alberta Building Code or a Professional Engineer design.
- k. Screens were torn or missing from the majority of the openable windows which is in contravention of section III(2)(b)(iii) of the Minimum Housing and Health Standards which states that: 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.

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, September 21, 2026

Confirmation of a verbal order issued to Merv Sauerberg and Betty Hansford on September 17, 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>

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>

Copy: Children and Family Services

Environmental Public Health – South Zone

Suite 110, 200 – 4 Avenue S Lethbridge, AB T1J 4C9

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