

ORDER OF AN EXECUTIVE OFFICER CLOSED FOR TENANT ACCOMMODATION PURPOSES ORDER TO VACATE

To: Crowsnest Management Holdings Ltd.
“the Owner”

Harry Kuryluk
“the Owner”

Grant Kuryluk
“the Owner”

And To: All Occupants of the following Housing premises:

RE: Those housing premises located in Municipality of Crowsnest Pass, Alberta and municipally described as: Lots: 11-14, Block: 2, Plan: 33191, 2022 & 2034-129 Street, Blairmore, AB, **common areas**.

WHEREAS I, an **Executive Officer** of **Alberta Health Services**, have inspected and/or received a report about the above noted premises pursuant to the provisions of the **Public Health Act**, RSA 2000, c. P-37, as amended;

AND WHEREAS such inspection and/or report 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. Building materials were in poor repair including:
 - i. A vent near the sidewalk entry was broken, blocked with rubbish, and unsealed around it.
 - ii. A vent was missing a cap on the north wall, top floor.
- b. The exterior cladding and finish was in poor condition including:
 - i. Stucco holes and damage were abundant. Notably, there was a hole 1' across on the top floor north wall, there were holes near the sewing shop and sidewalk entrances, there was corner damage along the sidewalk and alley entrances, there were large gaps around some top floor windows.
 - ii. Exterior wood fascia and trim were weathered and possibly moisture damaged.
 - iii. Wood window trim was partially missing or deteriorated on several windows. Notably, part of the exterior trim was hanging off the bedroom in Unit 5.
 - iv. Wood windows were weathered and possibly moisture damaged.

- c. Both entry doors were damaged including:
 - i. The East entry door did not latch; the latch was taped open.
 - ii. The East entry door automatic closer was broken.
 - iii. The East entry door frame was damaged.
 - iv. The East entry door broken glass was covered with unpainted OSB (edges partially taped), instead of proper repair.
 - v. The West entry alley door had broken glass.
- d. The interior finishes were in poor repair or missing including:
 - i. The entries and halls had several wall holes.
 - ii. At the top of the sidewalk entry stairs acoustic ceiling tile and drywall pieces were screwed on top the wall (not flush with the wall). The edges were exposed, uncleanable, and unpainted.
 - iii. The ceiling repair in the hall was not finished (painted, taped, mudded).
 - iv. Carpet was loose and lifted in the hall. The seam was frayed with long shreds.
- e. The radiator cover was missing pieces.
- f. The electrical system was in poor repair including:
 - i. Two ceiling light fixtures were not attached to the junction boxes and hung by the wires.
 - ii. An old electrical conduit on the East entry wall was open and poorly sealed around the building penetration.
- g. A light bulb was missing at the top of the sidewalk entry stairs.
- h. The wooden garbage bin on the building's West side was missing half the lid and was falling apart.
- i. Clutter and unused items were outside the building including:
 - i. Unused appliances were at the top of the stairs (washer, dryer, tv). The dryer was urinated in.
 - ii. Construction debris, old equipment, and large items were strewn near the garage, house, trailer, and along the West side of the building.
 - iii. Seven fridges or stoves, and unused tires, were along the alley wall.
 - iv. An old boarded-up camper was on the lot.
- j. Fire safety problems were noted including:
 - i. The fire alarm pull station was not operational outside room 8.
 - ii. The smoke detector in the hall outside room 8 did not function.
 - iii. The building (including the sewing shop) had various fire safety infractions as per fire inspection report dated 11/10/2025, Inspection Number: CNPFR-2025-0000016-2.

AND WHEREAS such inspection and/or report 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. Building materials were in poor repair. This is in contravention of section III(1)(c) of the Minimum Housing and Health Standards which states that: Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.
- b. The exterior cladding and finish was in poor condition. This is in violation 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. Both entry doors were damaged. This is in violation 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 interior finishes were in poor repair or 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.
- e. The radiator cover was missing pieces. This is in contravention of section IV(8)(a)(i) of the Minimum Housing and Health Standards which states that: All heating facilities within a housing premises are to be properly installed and maintained in good working condition, and be capable of safely and adequately heating all habitable rooms, bathrooms, and toilet rooms within the building to a temperature of at least 22°C(71°F), or maintained at a temperature of at least 22°C(71°F) when the control of the supplied heat in a dwelling is the responsibility of a person other than the occupant.
- f. The electrical system was in poor repair. 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.
- g. A light bulb was missing at the top of the sidewalk entry stairs. This is in violation of section IV(13) of the Minimum Housing and Health Standards which states that: Every public hallway and stairway in a housing premises with multiple dwellings shall be adequately lighted by natural or artificial light at all times, providing in all parts thereof at least 50 lux of light at each tread or floor level.
- h. The wooden garbage bin on the west side of building was missing half the lid and was falling apart. This is in violation of section IV(15) of the Minimum Housing and Health Standards which states that: Every housing premises shall have an adequate number of containers suitable for the storage of garbage and refuse awaiting final disposal.

- i. Clutter and unused items were outside the building. This is in violation of section 5(2) of the Housing Regulation, AR 173/99 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.
- j. Fire safety problems were noted. This is in violation of section 5(2) of the Housing Regulation, AR 173/99 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.

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(s) takes all steps necessary to ensure all Occupants vacate the above noted premises on or before **February 28, 2026**.
- 2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Repair or replace all damaged building materials.
 - b. Repair or replace all damaged stucco. Repair, seal, or paint as needed all exterior wood and windows.
 - c. Repair or replace both entry doors properly.
 - d. Repair or replace all interior finishes properly including walls, carpet, and ceiling.
 - e. Install all components of the radiators, including but not limited to front plates.
 - f. Repair or replace all damaged electrical components. Work should be conducted by a qualified professional.
 - g. Replace the light bulb at the top of the entry stairs.
 - h. Repair or replace the garbage bin.
 - i. Remove all clutter and unused items outside the building including appliances, and the camper.
 - j. Resolve fire safety concerns in compliance with the Crowsnest Pass Fire Department.
 - k. Ensure all the Housing Regulation requirements are met throughout the unit.
- 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 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 Blairmore, Alberta, December 12, 2025.

Executive Officer
Environmental Health Officer

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>

Copy: Municipality of Crowsnest Pass, Royal Canadian Mounted Police

Order of an Executive Officer – Closed for Tenant Accommodation – Order to Vacate

RE: Those housing premises located in Municipality of Crowsnest Pass, Alberta and municipally described as: Lots: 11-14, Block: 2, Plan: 3319I, 2022 & 2034-129 Street, Blairmore, AB, common areas.

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