

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, House.

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

- a. The building had evidence of structural concerns, including:
 - i. The foundation had sunken several inches in some locations.
 - ii. Many large cracks in the block foundation were spray foamed to fill the void. The movement may be related to structural problems.
 - iii. Wooden structural materials appeared deteriorated or rotten from the crawlspace.
- b. Building materials were in poor repair including:
 - i. There was a water leak in the bathroom. The subfloor, floor joist, floor rim joist in the crawlspace, walls, and other building materials, were all clearly wet.
 - ii. There was mould and/or moss growth on the bathroom floor near the water leak.
 - iii. The deck was in poor condition. All visible materials including the railings, spindles, and decking were in a state of disrepair and deterioration.
 - iv. The deck had heavy moss growth on it.
 - v. Wooden building materials noted in the crawlspace appeared rotten, such as the window frame.

- vi. The roof was deteriorated from exterior view. The shingles were curled and worn, the rafter ends were exposed and deteriorated, the soffit was mostly missing, the fascia was deteriorated or missing, and there were no eavestroughs.
 - vii. The room beside the bathroom, had wall and paint cracks on the north wall corner, and on the south interior wall above the door corner.
 - viii. The room beside the bathroom (north wall corner) had paint bubbled for the height of the wall. This may have been related to water running down the exterior in the area. There was a suspected mould patch in the area.
- c. The exterior cladding and finish were in poor condition including:
- i. The roof shingles were curled.
 - ii. Stucco cracks and damage were abundant.
 - iii. Most exterior wood window trim and the deck door had paint flaked off exposing bare wood.
- d. The East entry door had large holes and a makeshift repair.
- e. The deck stairs had no guard or handrail and appeared rotten.
- f. The interior finishes were in poor repair or missing including:
- i. The bathroom had no flooring, only subfloor.
 - ii. The interior entry floor was bare concrete with paint worn off.
 - iii. The interior entry stair treads were unpainted wood.
 - iv. The interior entry had walls of unpainted wood.
- g. The water hose for the clothes washer was running into the wall/floor and would not turn off. The hose apparently had been running for a number of days.
- h. The electrical system was in poor repair including:
- i. The main floor had a smashed and cracked wall outlet.
 - ii. The East entry light bulb was missing. The function of the light was not known.

AND WHEREAS such inspection 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. The building had structural concerns. This is in contravention of section III(1)(a,b) of the Minimum Housing and Health Standards which states that: the housing premises shall be structurally sound, and; basements, cellars or crawl spaces shall be structurally sound, and maintained in good repair and free from water infiltration and accumulation.
- b. 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.

- c. The exterior cladding and finish were 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.
- d. The East entry door had large holes and a makeshift repair. 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.
- e. The deck stairs had no guard or handrail and appeared rotten. This 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.
- f. The interior finishes were in poor repair or missing. This is in contravention of section III(5)&(5)a 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. 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
- g. The water hose for the clothes washer was running into the wall/floor and would not turn off. The hose apparently had been running for at least days. This is in violation of section IV(6)(c) of the Minimum Housing and Health Standards which states that: All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.
- h. 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.

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 **December 12, 2025**.
- 2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. The building should be assessed by a structural engineer/qualified professional. Repair or replace all damaged building materials.

- b. Repair or replace all damaged building materials. The damage was extensive, and repairs require evaluation for water damage and mould by a suitable professional. The roof should be assessed by a suitable professional prior to any work.
 - c. Repair or replace all damaged stucco. Repair, seal, or paint as needed all exterior wood and windows.
 - d. Repair or replace the East entry door.
 - e. Repair or replace the deck stairs in compliance with Alberta building code.
 - f. Repair or replace interior finishes as needed including walls and flooring.
 - g. Repair the washer hose water leak.
 - h. Repair or replace all damaged electrical components. Work should be conducted by a qualified professional.
 - i. 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

Alberta Health Services • Environmental Public Health • South Zone

PO Box 67, Blairmore, Alberta, Canada T0K 0E0

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