

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, **Unit 4** .

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. Building materials were in poor repair including:
 - i. The bathroom vanity cabinet showed evidence of water damage.
 - ii. The entry door was chipped and rough, especially on the latching surface.
- b. The windows were in poor repair including:
 - i. A window had cracked glass.
 - ii. The bedroom window had damaged foam seals hanging around it and was tied shut with a cloth.
 - iii. The bedroom window was missing the screen.
- c. The finishes were in poor repair or missing including:
 - i. The entire kitchen, living room, and dining rooms had no flooring (only subfloor).
 - ii. Door trim and baseboards were missing or damaged throughout the unit.
- d. The bathroom plumbing was in poor repair including:
 - i. The hand sink was rusting.

- ii. The plumbing under the bathroom hand sink had a water leak into the cabinet below.
 - iii. The hand sink had no water at the faucet.
- e. The radiator cover was missing pieces.
- f. The electrical system was in poor repair including:
 - i. The wall outlet left of the kitchen sink had a wiring fault.
 - ii. Light switch and wall outlet covers were missing.
 - iii. The bathroom vanity wall outlet had no cover, was not secured, and had a wire sticking out of the wall.
- g. Mouse droppings were found at multiple locations.

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. 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 windows were in poor repair. This is in contravention of section III(2)(b)(i & iii) 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, and 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.
- c. The 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.
- d. The bathroom plumbing was in poor repair. This is in contravention of sections IV(6)(b-c) of the Minimum Housing and Health Standards which states that: Adequate water volume and pressure shall be provided to ensure the proper operation and flushing of all fixtures. All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.
- 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. Mouse droppings were found at multiple locations. This is in contravention of section V(16)(a) of the Minimum Housing and Health Standards which states that: The owner shall ensure that the housing premises are free of insect and rodent infestations.

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 windows. Provide screens on all windows for ventilation.
 - c. Repair, replace, or install all finishes such as flooring, baseboards, and trim.
 - d. Repair or replace the damaged bathroom handsink parts.
 - e. Install all pieces on the radiators.
 - f. Repair or replace all damaged electrical components. Work should be conducted by a qualified professional.
 - g. End all conditions supporting rodents. Seal rodent entry points. Clean all droppings. Implement an effective pest management plan.
 - h. 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>