

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 5**.

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 entry closet door was off the hinges laying in piled items and garbage.
 - ii. The entry door and frame were damaged. Notably the inside door knob, door security chain, and a piece of the outside door panel were missing. There was a makeshift repair where the chain formerly attached to the door.
- b. The windows were in poor repair including:
 - i. The living room window was taped shut with plastic over it. The exact damage was unknown.
 - ii. The bedroom window screen was shredded.
 - iii. The living room window had no screen.
- c. The finishes were in poor repair or missing including:
 - i. Every room had many large wall holes, with some large wall sections destroyed, and various types of wall destruction.
 - ii. Door trim and baseboards were missing or damaged throughout unit.
 - iii. The kitchen flooring had gaps at the board seams which could collect debris.

- iv. The bathroom linoleum flooring had a hole near the toilet.
- v. The floor and tub seam had a gap and was poorly sealed.
- vi. The bathroom walls had large holes.
- d. The plumbing was in poor repair including:
 - i. The kitchen sink right basin was not connected to plumbing; it had no drainpipe.
 - ii. The bathroom sink faucet had improper water flow due to there being no aerator.
- e. The bathroom exhaust fan was in poor repair.
- f. The radiator cover was missing pieces.
- g. The electrical system was in poor repair including:
 - i. Half of the bathroom vanity light was not functional or burnt out.
 - ii. The wall outlet near the entry was missing the bottom socket.
 - iii. The mercury thermostat had no cover.
 - iv. Light switch and wall outlet covers were missing.
- h. The smoke detector was missing.
- i. The unit was dirty including:
 - i. The living room carpet was dirty and had animal feces on it.
 - ii. The closet near the entry contained piled items, garbage, and fruit flies.

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)(5a,b) 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. Rooms and sections of rooms that are used for food preparation and cooking shall have walls and floors constructed of materials which do not provide harbourage to dirt, grease, vermin and bacteria and that are easily kept clean.

- d. The 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 bathroom exhaust fan was in poor repair. This is in contravention of section IV(7)(c) of the Minimum Housing and Health Standards which states that: All rooms containing a flush toilet and/or bathtub or shower shall be provided with natural or mechanical ventilation.
- f. 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.
- g. 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.
- h. The smoke detector was missing. This 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. Smoke alarms shall be operational and in good repair at all times.
- i. The unit was dirty. This is in contravention of section V(16) of the Minimum Housing and Health Standards which states that: The owner shall ensure that all rooms and other areas used in common by the occupants of the individual dwellings are maintained in a clean and sanitary 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. 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, walls, curtains, baseboards, and trim.
 - d. Repair or replace the damaged sink parts and plumbing.
 - e. Repair or replace the bathroom exhaust fan to operate properly.
 - f. Install all pieces on the radiators.
 - g. Repair or replace all damaged electrical components. Work should be conducted by a qualified professional.
 - h. Replace the smoke detector.
 - i. Clean the entire unit. If the carpet cannot be cleaned replace it.
 - j. 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>