

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: 3319I, 2022 & 2034-129 Street, Blairmore, AB, Unit 8.

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 sink cutout was larger than the sink which let water run into the cabinet.
 - ii. The bathroom vanity cabinet was water damaged inside.
 - iii. The entry door and frame were damaged. The door frame only had a makeshift repair where the door was kicked in.
- b. The finishes were in poor repair or missing including:
 - i. Many large bathroom wall patches were mudded but not painted. They were water stained and not cleanable.
 - ii. Bathroom linoleum flooring was worn through from the door rubbing on it.
 - iii. Bathroom flooring had a gap against the tub.
 - iv. Bathroom flooring had a gap behind the toilet.
 - v. A wall was cracked above a door.
 - vi. Door trim was missing throughout the unit.
- c. The bathroom exhaust fan was in poor repair.

- d. The electrical system was in poor repair including:
 - i. Many light switch and outlet covers were missing.
 - ii. An electrical transformer in the kitchen closet was hanging outside the junction box by the wires.
 - iii. The wall outlet near the air fryer was loose and had intermittent power if wiggled.
- e. The smoke detector was missing.
- f. The kitchen cabinet had pulled away from the wall and left a gap behind it.
- g. The unit had pest activity including:
 - i. Mouse droppings were at many locations such as under the bathroom cabinet, stove, and in the kitchen closet.
 - ii. There was a beetle colony in the kitchen cupboard.

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 finishes were in poor repair or missing. This is in contravention of section III(5)(5a) 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.
- c. 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.
- d. 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.

- e. 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.
- f. The kitchen cabinet had pulled away from the wall and left a gap behind it. This is in contravention of section IV(14)(a)(iii) of the Minimum Housing and Health Standards which states that: Every housing premises shall be provided with a food preparation area, which includes: a counter or table used for food preparation which shall be of sound construction and furnished with surfaces that are easily cleaned; and
- g. The unit had pest activity. 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. Work should be conducted by a qualified professional.
 - b. All finishes must be repaired and completed fully. This includes all finishes such as flooring, walls, and trim.
 - c. Repair or replace the bathroom exhaust fan to operate properly.
 - d. Repair or replace all damaged electrical components. Work should be conducted by a qualified professional.
 - e. Replace the smoke detector.
 - f. Repair the kitchen cabinet.
 - g. End the pest infestation and all supporting conditions. 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

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: 33191, 2022 & 2034-129 Street, Blairmore, AB, Unit 8.

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