

**ORDER OF AN EXECUTIVE OFFICER
UNFIT FOR HUMAN HABITATION
ORDER TO VACATE
ON OR BEFORE SEPTEMBER 30, 2026**

To: Domenico Ciolfe
"the Owner"

And To: All Occupants of the following Housing premises:

RE: Those housing premises located in Coaldale, Alberta and municipally described as:
2131 23 Avenue.

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;

By virtue of the violations noted below, the above noted premises are hereby declared to be **Unfit for Human Habitation**.

I hereby **ORDER** and **DIRECT**:

1. That all occupants vacate the above noted premises.
2. That the Owner ensures all Occupants vacate the above noted premises on or before **September 30, 2026**.
3. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Install a working deadbolt on the front door to ensure the door can be properly secured.
 - b. Replace all broken windows.
 - c. Remove all discarded belongings, food items, and garbage from previous tenants.
 - d. Thoroughly clean the entire home.
 - e. Repair or replace broken/missing cupboard doors and drawers.
 - f. Properly replace or repair all damaged finishes. Including but not limited to drywall, floor covering, trim, ceilings, doors, baseboards.
 - g. Install insect screens on all openable windows.

- h. Address any issues with the hot water to ensure reliable hot water service is always available.
 - i. Repair the damaged area of the kitchen counter behind the sink and ensure it is properly sealed.
 - j. Remove the refrigerators and ensure there is a clean and appropriately working refrigerator installed.
 - k. Ensure all pests are eradicated and ensure all excrement covered surfaces are properly cleaned and sanitized.
 - l. Ensure all windows and doors are sufficiently weatherproof.
 - m. Remove padlock hasps from bedroom doors.
 - n. Ensure all windows have locking mechanisms to ensure the security of the premises.
 - o. Ensure all plumbing fixtures are in good condition, have all necessary components and work as intended.
 - p. Repair all bathroom finishes so that they are smooth and easily cleanable.
 - q. Ensure bathroom fan works properly.
 - r. Remove all mouldy, rotten, or water damaged building materials in the basement.
 - s. Ensure basement window is suitable for emergency egress.
 - t. Address any water leaks in the basement.
 - u. Replace the roof of the premises and properly repair any water damaged building materials or structure.
4. 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 vacant and secure from unauthorized entry.

These required actions are necessary given the presence of the following conditions identified during inspection 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, namely:

- a. Front door did not have a functioning deadbolt lock. There was a hole in the door stuffed with a cloth where the deadbolt mechanism should have been.
- b. Many windows throughout the home were severely smashed. Some had extensive damage that would allow the infiltration of precipitation or animals to gain access to the premises.

- c. The home, garage, shed and yard were full of the previous tenants' belongings, garbage and food found throughout the premises and property.
- d. The entire home was in an extremely poor sanitary condition. Extreme filth and grime was noted throughout the premises; all walls and flooring throughout the premises was very filthy.
- e. There was a missing kitchen drawer.
- f. There were extensive finishing issues throughout the entire premises. This includes, but is not limited to:
 - i) The carpet throughout the entire home was in extremely poor condition. Some of the carpet had large shredded, frayed holes. Some of the flooring was in such a poor sanitary and damaged state that it would no longer be considered cleanable.
 - ii) The kitchen flooring had holes and was lifting near the counter.
 - iii) Stair nosing was missing from some of the stair treads.
 - iv) There were holes in walls in various places throughout the premises.
 - v) The flooring near the stairs was severely damaged. A large portion was missing entirely.
 - vi) The lower surface of the cabinet under kitchen sink was water damaged and in poor condition.
 - vii) Some baseboards in the bathroom were water damaged.
 - viii) The ceiling above the steps leading to the back door were chipped and sagging.
 - ix) The baseboards and flooring inside the closets of the back porch area were in disrepair.
 - x) There was a massive hole in the wall at the bottom of the stairs.
 - xi) There was no floor covering in the basement bedroom.
 - xii) One of the walls in the basement was so severely water damaged, the drywall was crumbling.
 - xiii) One of the basement rooms had extensive chipping paint on the wall.
- g. Majority of the openable windows did not have insect screens.

- h. The hot water in the bathtub faucet could not be shut off and would run continuously. The tenants kept the hot water shut off valve about the hot water tank closed to prevent water from continuously running.
- i. The portion of the kitchen counter behind the sink was caulked so poorly that it impeded it proper sanitation and was no longer considered cleanable. There was also an unfinished, water damaged, piece of bare wood installed directly behind the sink.
- j. There were two refrigerators on site that were filled with the previous tenants rotting food for months. These refrigerators were in an extreme state of filthy, grime, and contamination that they would no longer be considered safely useable.
- k. There appeared to be both a mouse and a fly infestation. Mouse droppings and urine coat the inside of many of the kitchen cupboards. There were many cans and food items in the lower kitchen cabinets left over from previous tenants - all coated in mouse excrement.
- l. The back door was not sufficiently weatherproof. Daylight was observable around all the edges of the door when it was closed and locked.
- m. The individual bedroom doors had hasps for padlocks as there was no other way to properly secure the premises. These hasps can lead to egress concerns in case of a fire.
- n. Most windows did not appear to have a locking mechanism.
- o. There were multiple plumbing fixture related issues. Including but not limited to the bathroom sink drained extremely slowly and appeared to be clogged, and the toilet did not have a seat.
- p. There were numerous bathroom related finishing deficiencies. These include:
 - i) There was a large hole underneath the bathtub faucet.
 - ii) There were broken and crack tiles in the tub surround.
 - iii) The caulking around the bottom of the tub and behind the toilet was in very poor condition.
 - iv) Part of the bathroom counter finish was completely falling apart.
- q. The bathroom fan was not functioning properly.
- r. There were large patches of mould growth in the basement.
- s. Basement bedroom windows did not have an opening of suitable size to meet egress requirements.
- t. There was extensive water damage in the basement, near the laundry sink area. This suggests that there was still an active leak somewhere in the premises.
- u. The asphalt shingle roof was in very poor condition.

These observed public health nuisance conditions identified during inspection are violations of the Housing Regulation, Alberta Regulation 173/99, and the Minimum Housing and Health Standards, namely:

- a. Front door did not have a functioning deadbolt lock. There was a hole in the door stuffed with a cloth where the deadbolt mechanism should have been. Which is in contravention of section III(3)(a) of the Minimum Housing and Health Standards which states that: Exterior windows and doors shall be capable of being secured.
- b. Many windows throughout the home were severely smashed. Some had extensive damage that would allow the infiltration of precipitation or animals to gain access to the premises. Which is in contravention 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
- c. The home, garage, shed and yard were full of the previous tenants' belongings, garbage and food found throughout the premises and property, which is in contravention of section 5(2) of the Housing Regulation 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.
- d. The entire home was in an extremely poor sanitary condition. Extreme filth and grime was noted throughout the premises; all walls and flooring throughout the premises was very filthy, which is in contravention of section 5(2) of the Housing Regulation 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.
- e. There was a missing kitchen drawer which is in contravention of section 3(1)(a)(iii) of the Housing Regulation which states that: an owner shall ensure that the housing premises are in good repair.
- f. There were extensive finishing issues throughout the entire premises, which 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.
- g. Majority of the openable windows did not have insect screens. which is in contravention of section III(2)(b)(iii) of the Minimum Housing and Health Standards which states that: 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.
- h. The hot water in the bathtub faucet could not be shut off and would run continuously. The tenants kept the hot water shut off valve about the hot water tanked closed to prevent water from continuously running. Which is in contravention of section IV(6)(a) of the Minimum Housing and Health Standards which states that: The plumbing system and the sanitary drainage system or private sewage disposal system, as the case may be,

including drains, fixtures, traps, vents, stacks, waste disposal facilities, pumpout sewage holding tanks, septic tanks and the disposal system shall be maintained in a proper operating condition.

- i. The portion of the kitchen counter behind the sink was caulked so poorly that it impeded it proper sanitation and was no longer considered cleanable. There was also an unfinished, water damaged, piece of bare wood installed directly behind the sink. Which is in contravention of section III(5)(b) of the Minimum Housing and Health Standards which states that: 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.
- j. There were two refrigerators on site that were filled with the previous tenants rotting food for months. These refrigerators were in an extreme state of filthy, grime, and contamination that they would no longer be considered safely useable. Which is in contravention of section IV(14)(a)(iv) of the Minimum Housing and Health Standards which states that: Every housing premises shall be provided with a food preparation area, which includes: a stove and a refrigerator that are maintained in a safe and proper operating condition. The refrigerator shall be capable of maintaining a temperature of 4°C.
- k. There appeared to be both a mouse and a fly infestation. Mouse droppings and urine coat the inside of many of the kitchen cupboards. There were many cans and food items in the lower kitchen cabinets left over from previous tenants - all coated in mouse excrement. Which 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

Which is in contravention of section 5(2) of the Housing Regulation 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.

- l. The back door was not sufficiently weatherproof. Daylight was observable around all the edges of the door when it was closed and locked, which is in contravention 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.
- m. The individual bedroom doors had hasps for padlocks as there was no other way to properly secure the premises. These hasps can lead to egress concerns in case of a fire, which is in contravention of section 5(2) of the Housing Regulation 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.
- n. Most windows did not appear to have a locking mechanism, which is in contravention of section III(3)(a) of the Minimum Housing and Health Standards which states that: Exterior windows and doors shall be capable of being secured.

- o. There were multiple plumbing fixture related issues. Including but not limited to the bathroom sink drained extremely slowly and appeared to be clogged, and the toilet did not have a seat. Which is in contravention of section IV(6)(a) of the Minimum Housing and Health Standards which states that: The plumbing system and the sanitary drainage system or private sewage disposal system, as the case may be, including drains, fixtures, traps, vents, stacks, waste disposal facilities, pumpout sewage holding tanks, septic tanks and the disposal system shall be maintained in a proper operating condition.
- p. There were numerous bathroom related finishing deficiencies, which is in contravention of section III(5)(a) of the Minimum Housing and Health Standards which states that: 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.
- q. The bathroom fan was not functioning properly, which is in contravention of section 3(1)(a)(iii) of the Housing Regulation which states that: an owner shall ensure that the housing premises are in good repair.
- r. There were large patches of mould growth in the basement, which 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.
- s. Basement bedroom windows did not have an opening of suitable size to meet egress requirements, which is in contravention of section III(3)(b) of the Minimum Housing and Health Standards which states that: For buildings of 3 stories or less and except where a bedroom door provides access directly to the exterior or the suite is sprinklered, each bedroom shall have at least one outside window which may be opened from the inside without the use of tools or special knowledge.
- t. There was extensive water damage in the basement, near the laundry sink area. This suggests that there was still an active leak somewhere in the premises, which 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.

AND

Which 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, maintained in good repair and free from water infiltration and accumulation.

- u. The asphalt shingle roof was in very poor condition, which is in contravention 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.

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 Lethbridge, Alberta, September 2, 2026.

Confirmation of a verbal order issued to Tenants on August 26, 2026.

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>

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