

ORDER OF AN EXECUTIVE OFFICER UNFIT FOR HUMAN HABITATION ORDER TO VACATE

To: Rick VanPelt
"the Owner"

And To: All Occupant(s) of the following Housing premises:

RE: Those housing premises located in Lethbridge, Alberta and municipally described as:
Unit 2 - 2309 13 Street N.

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

- a. There was a severe cockroach infestation in the unit.
- b. There was significant mould growth noted on the ceilings and walls throughout the suite.
- c. Large portions of the ceiling had collapsed in one of the basement bedrooms due to excessive leaking from the kitchen sink.
- d. Most of the electrical fixtures, switches and outlets for the upstairs did not work.
- e. The fridge was not operational.
- f. The oven door was broken.
- g. The plumbing for the kitchen sink had a major leak.
- h. There was water infiltration through the ceiling upstairs that was also affecting the walls.
- i. The upstairs toilet was not fully attached to the floor. The toilet seat was cracked.
- j. The front door did not seal properly. There were large gaps along the bottom of the door and along the sides.
- k. The floors throughout the home were in disrepair.
- l. The spindles on the railings for the stairs were broken.

AND WHEREAS such inspection disclosed that the following breaches of the Housing Regulation, Alberta Regulation 173/99, and the Minimum Housing and Health Standards exist in and about the above noted premises, namely:

- a. There was a severe cockroach infestation in the unit 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.
- b. There was significant mould growth noted on the ceilings and walls throughout the suite 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.
- c. Large portions of the ceiling had collapsed in one of the basement bedrooms due to excessive leaking from the kitchen sink which is in contravention of section III of the Minimum Housing and Health Standards which states that: The owner shall ensure that the housing premises is structurally sound, in a safe condition, in good repair, and maintained in a waterproof, windproof and weatherproof condition.
- d. Most of the electrical fixtures, switches and outlets for the upstairs did not work which 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 fridge was not operational 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.
- f. The oven door was broken 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.
- g. The plumbing for the kitchen sink had a major leak which is in contravention of section 3(2) of the Housing Regulation which states that: an owner shall ensure that the housing premises' plumbing system and facilities provided under subsection (1)(b) are free from defects and maintained in proper operating condition.
- h. There was water infiltration through the ceiling upstairs that was also affecting the walls which is in contravention of section 3(1)(a)(iv) of the Housing Regulation which states that: an owner shall ensure that the housing premises are maintained in a waterproof, windproof, and weatherproof condition.

- i. The upstairs toilet was not fully attached to the floor and the toilet seat was cracked which is in contravention of section 3(2) of the Housing Regulation which states that: an owner shall ensure that the housing premises' plumbing system and facilities provided under subsection (1)(b) are free from defects and maintained in proper operating condition.
- j. The front door did not seal properly; there were large gaps along the bottom of the door and along the sides which is in contravention of section 3(1)(a)(iv) of the Housing Regulation which states that: an owner shall ensure that the housing premises are maintained in a waterproof, windproof, and weatherproof condition.
- k. The floors throughout the home were in disrepair 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.
- l. The spindles on the railings for the stairs were broken which is in contravention of section 3(1)(a)(ii) of the Housing Regulation which states that: an owner shall ensure that the housing premises are in a safe condition.

AND WHEREAS, by virtue of the foregoing, the above noted premises are hereby declared to be **Unfit for Human Habitation**.

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 **January 20, 2026**.
2. That the Owner(s) immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Have professional pest control in to deal with the cockroaches.
 - b. Have professional pest control in to assess and treat all other units in the complex for cockroaches and/or other pests.
 - c. Ensure all professional pest control records are provided to this office.
 - d. Have a plumber in to repair the leak in the kitchen sink plumbing. Ensure that this is the only source of this leak.
 - e. Find and repair the leak in the ceiling (and/or roof).
 - f. Remove and replace all mouldy and water damaged building materials. Ensure that all floors, walls and ceilings are in good repair.
 - g. Have an electrician in to repair the electrical system in the unit.
 - h. Replace the fridge. Ensure the new fridge is in proper operating condition.

- i. Replace the stove/oven.
- j. Repair/replace the upstairs toilet. Ensure it is in good repair and fully attached and sealed to the floor.
- k. Repair the front door. Ensure that it is properly wind, water and weatherproof.
- l. Repair the stair railings. Ensure that they are in a safe condition.

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 vacant and secure from unauthorized entry.

The above conditions were noted at the time of the 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, January 7, 2026.

Confirmation of a verbal order issued to Rick VanPelt on January 6, 2026.

Executive Officer
Alberta Health Services

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.

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>

Environmental Public Health – South Zone

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