ORDER OF AN EXECUTIVE OFFICER

To: Jessica Dyck; Drew Barnes, First Choice Property Management; 590958 ALBERTA INC.
"the Owner"

RE: Those housing premises located in Brooks, Alberta and municipally described as:
26 Westbrook Crescent W

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, namely:

a. A live bed bug was found behind the baseboard in one of the bedrooms. Blood staining was observed on pillows in the other bedroom. A live adult cockroach was observed in the kitchen cupboard above the stove.
b. Flooring discontinued in the closet of the master bedroom, exposing an unlevel and unfinished floor.
c. Baseboards were removed in the bedrooms. The wall and door trim were damaged at the base of the door in the master bedroom, exposing a crack and unfinished drywall.
d. Insect screens were missing in two bedrooms. Insect screens were broken in the kitchen and living room windows.

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. A live bed bug was found behind the baseboard in one of the bedrooms. Blood staining was observed on pillows in the other bedroom. A live adult cockroach was observed in the kitchen cupboard above the stove. This contravenes section V(a)(i),(ii) 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 all situations requiring the application of pesticides must be applied in accordance with the Environmental Protection and Enhancement Act and regulation; and whenever a pesticide is applied in a dwelling, the occupant shall be notified in accordance with the latest edition of the Environmental Code of Practice for Pesticides published by Alberta Environmental Protection.
b. Flooring discontinued in the closet of the master bedroom, exposing an unlevel and unfinished floor. This contravenes section 111(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.
c. Baseboards were removed in the bedrooms. The wall and door trim were damaged at the base of the door in the master bedroom, exposing a crack and unfinished drywall. This contravenes section 111(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. Insect screens were missing in two bedrooms. Insect screens were broken in the kitchen and living room windows. This contravenes section 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.

NOW THEREFORE, I hereby **ORDER** and **DIRECT**:

1. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:

    a. Apply integrated pest control management to treat unit for cockroaches and bedbugs.
    b. Repair floor in the closet to be continuous with the existing flooring.
    c. Re-install baseboards in bedrooms. Replace door trim to seal crack and finish drywall with paint.
    d. Repair and replace insect screens to allow natural ventilation and prevent entry of pests.

2. The work referred to in paragraph 1(a) shall be completed by October 30, 2026.
3. The work referred to in paragraph 1(b)(c)(d) shall be completed by November 30, 2026.

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 Brooks, Alberta, October 28, 2026.

Confirmation of a verbal order issued to Jessica Dyck on October 27, 2026.

Executive Officer
Alberta Health Services

If you have any questions regarding the order, contact Environmental Public Health at 1-833-476-4743 or https://www.albertahealthservices.ca/eph/eph.aspx

You have the right to appeal

A person who is directly affected by a 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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