

**ORDER OF AN EXECUTIVE OFFICER
CLOSED FOR TENANT ACCOMMODATION PURPOSES
ORDER TO VACATE ON OR BEFORE July 27, 2026**

To: Dean Marshall
"the Owner"

And To: All Occupants of the following Housing premises:

RE: Those housing premises located in Lethbridge, Alberta and municipally described as:
2615 4 Avenue S – Main Floor

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 **Closed for Tenant Accommodation Purposes**.

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 July 27, 2026.
3. That the Owner immediately undertakes and diligently pursues the completion of the following work in and about the above noted premises, namely:
 - a. Permanently address any roof leaks. This will likely require professional assessment.
 - b. Address all finishing issues.
 - c. Re-affix the railing to the wall.
 - d. Ensure living room window opening mechanism works as intended.
 - e. Ensure all openable windows have insect screens.
 - f. Install a working smoke alarm in the hallway between bedrooms.
 - g. Evaluate the area under the kitchen sink. Remove any water damaged, rotted or mouldy building materials and replace materials as required.

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 closed for tenant accommodation purposes and secured 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. There is a leak in the bathroom ceiling that appears to coincide with precipitation. This indicates that there is a roof leak.
- b. Multiple Finishing issues were observed. This includes, but is not limited to:
 - i) The bathroom ceiling has a water damaged section that is deteriorating.
 - ii) The caulking where the bathtub meets the floor is cracking and black.
 - iii) The caulking behind the kitchen sink is cracking and in poor condition.
 - iv) The toe kick portion of the bathroom vanity is poorly installed, coming off, and is not conducive to cleaning.
 - v) The wall above the window near the front door is cracked and chipping.
- c. The small railing to the back entry area is pulling off the wall.
- d. One of the living room windows has a broken opening mechanism.
- e. There are openable windows that are missing insect screens.
- f. There was no smoke alarm installed in the hallway.
- g. The bottom surface of the cupboard under the kitchen sink is warping. This reveals the area underneath that appears black from rot or mould. There is also black staining along the wall in this same cupboard that may be mould.

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. There is a leak in the bathroom ceiling that appears to coincide with precipitation. This indicates that there is a roof leak 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.

AND

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.

- b. Multiple Finishing issues were observed 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.

AND

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.

AND

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.

- c. The small railing to the back entry area is pulling off the wall which is in contravention of section III(3)(c) of the Minimum Housing and Health Standards which states that: Inside or outside stairs or porches including all treads, risers, supporting structural members, rails, guards and balconies, shall be maintained in good repair and shall comply with the requirements of the Alberta Building Code or a Professional Engineer design.
- d. One of the living room windows has a broken opening mechanism 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.
- e. There are openable windows that are missing 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
- f. There was no smoke alarm installed in the hallway which 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.

- g. The bottom surface of the cupboard under the kitchen sink is warping. This reveals the area underneath that appears black from rot or mould. There is also black staining along the wall in this same cupboard that may be mould

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, July 23, 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>

200 4 Avenue S, Lethbridge, Alberta, Canada, T1J 4C9

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