

**ORDER OF AN EXECUTIVE OFFICER  
UNFIT FOR HUMAN HABITATION  
OWNER OCCUPIED DWELLING  
ORDER TO VACATE ON OR BEFORE MAY 15, 2026**

**To:** Dan Neels  
"the Owner"

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

**RE:** Those housing premises & trailer located in Fort Macleod, at 304 11 Street, Alberta and

I, an **Executive Officer** of **Alberta Health Services**, have inspected and/or received a report about the above noted premises pursuant to the provisions of the **Public Health Act**, RSA 2000, c. P-37, as amended;

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

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

1. That the Owner(s) ensure all Occupants including the Owner(s) have vacated the above noted premises **on or before May 15, 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. Take all necessary steps to secure all window and door to prevent unauthorized entry.
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.

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. The owner of the premises reports that there is no potable water service to the premises. Plumbing will need to be replaced due to damage.
- b. The roof of the premises appears to be in poor condition. There is evidence that the roof is leaking as evident by water damage inside the premises.

- c. The owner reports that the the premises is not supplied with electrical power and that there are electrical deficiencies with the premise.
- d. The dwelling contains garbage, rotting food debris, clothing, excrement, and general filth.
- e. The smoke detectors are not operational or are missing.
- f. Multiple finishing issues in the drywall, flooring and trim work throughout the premises.
- g. Exterior facia and siding are in a state of disrepair.

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. The owner of the premises reports that there is no potable water service to the premises. Plumbing will need to be replaced in the premises due to damage, which is in contravention of section 3(1)(b)(iii) of the Housing Regulation which states: *Subject to subsection (3) and section 4, an owner shall ensure that the occupants of the housing premises are supplied with adequate running hot and cold potable water that is safe for human consumption. AND in contravention of section 3(2) of the Housing Regulation which states: An owner shall ensure that the housing premises' plumbic system and facilities provided under subsection (1)(b) are free from defects and maintained in proper operating condition.*
- b. The roof of the premises appears to be in poor condition. There is evidence that the roof is leaking as evident by water damage inside the premises, which is in contravention of section III(2)(a) of the Minimum Housing and Health Standard which states: *The roof and exterior cladding of walls shall be maintained in a waterproof, windproof and weatherproof condition.*
- c. The owner reports that the the premises is not supplied with electrical power and that there are electrical deficiencies with the premise, which is in contravention of section III(11) of the Minimum Housing and Health Standard which states: *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.*
- d. The dwelling contains garbage, rotting food debris, clothing, excrement, and general filth which is in contravention of section 5(2) of the Housing Regulation which states: *No person shall cause or permit any condition in housing premises that is or may become injurious or dangerous to public health, including an condition that may hinder in any way the prevention or suppression of disease.*
- e. The smoke detectors are not operational or are missing, which is in contravention of section III(12) of the Minimum Housing and Health Standard which states: *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. Multiple finishing issues in the drywall, flooring and trim work throughout the premises, which is in contravention of section III(5)(a)(b) of the Minimum Housing and Health Standard which states: *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. (a) 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. (b) 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.*

- g. Exterior facia and exterior siding are in a state of disrepair, which is in contravention of section III(2)(a) of the Minimum Housing and Health Standard which states: *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 May 12, 2026, 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 Fort Macleod, Alberta, May 13, 2026.

Confirmation of a verbal order issued to Dan Neels on May 13, 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](mailto: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>

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Copy Town of Fort Macleod

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Fort Macleod • Fort Macleod Community Health Office • Environmental Public Health

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