

**ORDER OF AN EXECUTIVE OFFICER  
CLOSED FOR TENANT ACCOMMODATION PURPOSES  
ORDER TO VACATE**

**To:** Dan Remfert

**And To:** All Occupants of the following Housing premises:

**RE:** Those housing premises located in Lethbridge, Alberta and municipally described as:  
312 5 Street S – Unit 102

**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. Bedbug infestation noted in unit. This unit is packed with unnecessary clutter, significantly impeding successful pest treatment in its current state.
- b. Numerous finishing issues noted throughout the unit. This includes, but is not limited to:
  - i) Multiple missing or damaged ceiling panels.
  - ii) Holes and gouges in the walls.
  - iii) Missing baseboards.
  - iv) Severe water damage/deterioration on the bottom of the wall near the bathroom.
  - v) Gouges in the flooring.
  - vi) The window trim was loose and pulling off the wall.
- c. The smoke alarm was completely encased in duct tape, making it complete unusable in its currently condition.
- d. The unit was cluttered with belongings, mostly bicycle parts. These directly impede the use of the kitchen and the shower. Some of these bicycle parts were stored in the ceiling and were at risk of falling onto occupants.

**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. Bedbug infestation noted in unit. This unit is packed with unnecessary clutter, significantly impeding successful pest treatment in its current state, 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. Numerous finishing issues noted throughout the unit, 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.
- c. The smoke alarm was completely encased in duct tape, making it complete unusable in its currently condition, which is in contravention of section IV(12)(a) of the Minimum Housing and Health Standards which states that: Smoke alarms shall be operational and in good repair at all times.
- d. The unit was cluttered with belongings, mostly bicycle parts. These directly impede the use of the kitchen and the shower. Some of these bicycle parts were stored in the ceiling and were at risk of falling onto occupants, 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.

**AND WHEREAS**, by virtue of the foregoing, the above noted premises are hereby declared to be **Closed for Tenant Accommodation Purposes**.

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

1. That the occupants vacate the above noted premises on or before December 1, 2022.
2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
  - a. Thoroughly treat the unit for bedbugs. Ensure treatment of additional areas as discussed in treatment plan.
  - b. Repair all finishing issues.
  - c. Ensure smoke alarm is in uncovered, in good repair and working properly.
  - d. Ensure all tenants belongings are carefully removed.
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 closed for tenant accommodation purposes.

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, November 9, 2022  
Confirmation of a verbal order issued to Dan Renford on November 8, 2022.

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](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.

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>.

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**Copies of standards are available by contacting the Health Protection Branch of Alberta Health at 780-427-4518 or by visiting: <https://www.alberta.ca/health-standards-and-guidelines.aspx>**

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