

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

To: Kyle Wurzer
"the Owner"

And To: All Occupants of the following Housing premises:

RE: Those housing premises located in Lethbridge, Alberta and municipally described as:
408 12 Street S

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. Garbage, broken glass, and drug paraphernalia was present throughout the inside and outside of the building.
- b. Utilities were disconnected and will not be reconnected. Much of the utility hardware had been removed.
- c. Occupants appeared to be breaking into this home regularly, from multiple access points. An unauthorized individual was on site sleeping on bedding in one of the rooms during the inspection.
- d. Numerous finishing issues noted throughout the home (holes in walls, vent covers ripped out, holes in ceiling, etc).

AND WHEREAS such inspection disclosed that the following breaches of the Public Health Act and the Alberta Nuisance Regulation 243/2003 exist in and about the above noted premises, namely:

- a. Garbage, broken glass, and drug paraphernalia was present throughout the inside and outside of the building, which is in contravention of Section 2(1) and Section 2(2)(a) of the Nuisance and General Sanitation Regulation AR243/2003 which reads: *"No person shall create, commit or maintain a nuisance. Without limiting the generality of subsection (1), a person who creates, commits or maintains any premises in a condition that is or might become injurious or dangerous to the public health or that might hinder in any manner the prevention or suppression of disease is deemed to have created, committed or maintained a nuisance."*

- b. Utilities were disconnected and will not be reconnected. Much of the utility hardware had been removed, which is in contravention of section IV. of the Minimum Housing and Health Standards, which states: *Occupants of a housing premises are supplied with adequate; sanitary facilities, heat, potable water, utilities and space for sleeping.*
- c. Occupants appeared to be breaking into this home regularly, from multiple access points. An unauthorized individual was on site sleeping on bedding in one of the rooms during the inspection, which is in contravention of section 3(a) of the Minimum Housing and Health Standards, which states: *Exterior windows and doors shall be capable of being secured.*
- d. Numerous finishing issues noted throughout the home (holes in walls, vent covers ripped out, holes in ceiling, etc.), which is in contravention of section 5 of the Minimum Housing and Health Standards, 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.*

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 occupants vacate the above noted premises on or before September 11, 2025.
- 2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Secure the building from unauthorized entry. It is our understanding that the owner intends to demolish the building. Please ensure the premises is secured and monitored regularly to prevent unauthorised entry.
 - b. If premises is not to be demolished, the deficiencies noted in above must be corrected to the Satisfaction of an Environmental Health Officer. Including but not limited to, ensuring the premises is supplied with safe functioning, utilities, all hazardous materials and garbage are collected and disposed of in accordance with applicable bylaws and regulations and finishes have been repaired.
- 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 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, on September 11, 2025.

Confirmation of a verbal order issued to Kyle Wurzer on September 10, 2025.

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>