

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

**To:** **Paul Straat**  
"the Owner"

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

**RE:** Those housing premises located in Raymond, Alberta and municipally described as:  
472N 100E

**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. The bedroom window appeared to be blocked off, and incapable of being opened. There was a large sheet of wood and an air conditioner obstructing one side of the window, making it difficult to slide the other pane open.
- b. There were no smoke alarms installed in the house.
- c. The front exterior door was not secured in the frame, as there was a visible gap around it.
- d. The windows did not appear to be properly fitted and secure, as most windows had insulation, plastic, or tin foil covering them. The window in the side storage area did not appear to be in good repair, as there was a visible gap between the two panes and spray foam had been sprayed between the panels.
- e. Floors throughout the house were in poor repair, including but not limited to torn/ cut carpet in the living room, torn/ missing linoleum in the laundry area, and carpet that was stained/ taped/ missing sections in the back storage room. There was a large hole in the floor near the washer and dryer.
- f. The kitchen was carpeted.
- g. The ceiling was in poor repair in various areas throughout the house, as some areas of ceiling tiles appeared to be significantly water damaged, sagging, and broken. Specific areas include, but are not limited to, the laundry room, and the side storage area.
- h. There were mouse droppings in the back storage room.
- i. Eavestroughs, down spouts, and exterior cladding were missing in various areas on the exterior of the house.
- j. Many areas of soffit and fascia were rotting and in poor repair.
- k. The bathroom sink tap and the tap in the shower were leaking.
- l. The bathroom vanity was water damaged, and in poor repair.
- m. The windows in the back storage room and the window in the kitchen did not have finishing trim installed.

**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. The bedroom window appeared to be blocked off, and incapable of being opened. There was a large sheet of wood and an air conditioner obstructing one side of the window, making it difficult to slide the other pane open. This is in contravention of section III(3)(b)(i) of the *Minimum Housing and Health Standards* which states “for buildings of 3 stories or less and except where a bedroom door provides access directly to the exterior or the suite is sprinklered, each bedroom shall have at least one outside window which may be opened from the inside without the use of tools or special knowledge.”
- b. There were no smoke alarms installed in the house, which is in contravention of section IV(12) of the *Minimum Housing and Health Standards* 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.”
- c. The front exterior door was not secured in the frame, as there was a visible gap around it. This 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.”
- d. The windows did not appear to be properly fitted and secure, as most windows had insulation, plastic, or tin foil covering them. The window in the side storage area did not appear to be in good repair, as there was a visible gap between the two panes and spray foam had been sprayed between the panels. This 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. Floors throughout the house were in poor repair, including but not limited to torn/ cut carpet in the living room, torn/ missing linoleum in the laundry area, and carpet that was stained/ taped/ missing sections in the back storage room. There was a large hole in the floor near the washer and dryer. This is in contravention of section III(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.”
- f. The kitchen was carpeted, 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.”
- g. The ceiling was in poor repair in various areas throughout the house, as some areas of ceiling tiles appeared to be significantly water damaged, sagging, and broken. Specific areas include, but are not limited to, the laundry room, and the side storage area. This is in contravention of section III(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.”
- h. There were mouse droppings in the back storage room, 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.”

- i. Eavestroughs, down spouts, and exterior cladding were missing in various areas on the exterior of the house. This is in contravention of section 3(1)(a)(iv) of the *Housing Regulation* which states that “an owner shall ensure that the housing premises are maintained in a waterproof, windproof, and weatherproof condition” and 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.”
- j. Many areas of soffit and fascia were rotting and in poor repair, which is in contravention of section III(1)(c) of the *Minimum Housing and Health Standards* which states that “building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.”
- k. The bathroom sink tap, and the tap in the shower were leaking, which is in contravention of section IV(6)(c) of the *Minimum Housing and Health Standards* which states that “all plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.”
- l. The bathroom vanity was water damaged and in poor repair, which is in contravention of section III(1)(c) of the *Minimum Housing and Health Standards* which states that “building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.”
- m. The windows in the back storage room and the window in the kitchen did not have finishing trim installed. This is in contravention of section III(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 **Closed for Tenant Accommodation Purposes**.

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

1. That the occupants vacate the above noted premises on or before **April 30, 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. Ensure the bedroom window meets emergency egress requirements. The window must be capable of being opened without the use of special knowledge or tools to do so.
  - b. Install smoke alarms in the house.
  - c. Ensure the front exterior door is in good repair and installed in a secure manner to ensure it is weatherproof.
  - d. Ensure all windows are in good repair and weatherproof.
  - e. Ensure floors are coverings are in good repair and in a condition that renders them easy to clean.
  - f. Ensure floors in the kitchen are constructed of materials that are easily cleanable.
  - g. Ensure the ceiling is in good repair, and all water damaged materials are removed. This office recommends an asbestos assessment before work begins.
  - h. Ensure pest control is in place and areas contaminated by mouse droppings are cleaned and disinfected.
  - i. Ensure eavestroughs, down spouts, and exterior cladding are in place to ensure the house is maintained in a waterproof, windproof, and weatherproof condition.
  - j. Ensure all rotted and damaged soffit and fascia are removed and replaced.
  - k. Ensure plumbing fixtures are free from leaks.

- l. Ensure the bathroom vanity is removed and replaced, as it is heavily water damaged.
  - m. Ensure all windows have finishing trim installed.
- 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, March 7, 2025  
Confirmation of a verbal order issued to Paul Strat on March 6, 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](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>.

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 Raymond

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