

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

**To:** Travis Reitsema  
"the Owner"

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

**RE:** Those housing premises located in Picture Butte, Alberta and municipally described as:  
500 Centennial Ave.

**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 front living room window was cracked.
- b. Most of the bedrooms on the main floor had windows that were cracked and broken.
- c. The side window in the front entry vestibule was cracked and broken.
- d. The window in the basement "main area" had been broken and then replaced with a couple of pieces of warped plywood.
- e. The window in the attic had a missing windowpane that was covered with cardboard, and the other windowpane was cracked.
- f. There was a hole in the roof. Daylight could be seen through the roof when you are in the attic area.
- g. There was water damage to the walls and ceilings in most of the bedrooms and in the attic.
- h. The ceiling in the corner of the north bedroom had collapsed.
- i. The window in the basement bedroom did not meet the requirements for emergency egress. The window opens inwards but there was a small pipe that runs in front of the window. This pipe blocks the window from opening more than a couple of inches. There was also a storm sash on the exterior of the window that was held on with alligator clips, making this part of the window unopenable from the inside.
- j. The insect screens in a few of the bedrooms were ripped and torn.
- k. There were holes in the walls in one of the bedrooms and in the attic walls.

- l. There was a hole in the floor in the north bedroom, which had been patched with a piece of wood.
- m. There were mould/mildew spots on the ceiling and walls in the bathroom.
- n. The backsplash behind the stove in the kitchen was plywood and was in disrepair making it hard to clean.
- o. The cement on the walls and stairs leading down to the basement was crumbling and chipping away.
- p. There was no handrail for the stairs going down to the basement.
- q. There were no keys for the doors to the home. The tenants have not been able to secure their home.
- r. The eavestroughs on the front of the home had fallen off, taking the fascia with it. The bare wood underneath was not in good repair.
- s. The soffit was hanging off the front of the house.
- t. The window frame around the newest window on the back side of the house was unfinished with gaps on the side of the window.

**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 front living room window was cracked, 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.
- b. Most of the bedrooms on the main floor had windows that were cracked and broken, 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.
- c. The side window in the front entry vestibule was cracked and broken, 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.
- d. The window in the basement "main area" had been broken and then replaced with a couple of pieces of warped plywood, 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. The window in the attic had a missing windowpane that was covered over with cardboard and the other windowpane was cracked, 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.

- f. There was a hole in the roof. Daylight could be seen through the roof when you are in the attic area, 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

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.

- g. There was water damage to the walls and ceilings in most of the bedrooms and in the attic, 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.
- h. The ceiling in the corner of the north bedroom had collapsed, which is in contravention of section 3(1)(a)(iii) of the Housing Regulation which states that: an owner shall ensure that the housing premises are in good repair.
- i. The window in the basement bedroom did not meet the requirements for emergency egress. The window opened inwards but there was a small pipe that ran in front of the window. This pipe blocked the window from opening more than a couple of inches. There was also a storm sash on the exterior of the window that was held on with alligator clips, making this part of the window unopenable from the inside, which is in contravention of section III(3)(b) of the Minimum Housing and Health Standards which states that: 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.  
AND  
which is in contravention of section III(3)(b)(i) of the Minimum Housing and Health Standards which states that: Windows referred to above shall provide unobstructed openings with areas not less than 0.35 m<sup>2</sup> (3.8ft<sup>2</sup>), with no dimension less than 380 mm (15").
- j. The insect screens in a few of the bedrooms were ripped and torn, 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.
- k. There were holes in the walls in one of the bedrooms and in the attic walls, 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.

- l. There was a hole in the floor in the north bedroom which has been patched with a piece of wood, 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.
- m. There were mould/mildew spots on the ceiling and walls in the bathroom, 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.
- n. The backsplash behind the stove in the kitchen was plywood and was in disrepair making it hard to clean, 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.
- o. The cement on the walls and stairs leading down to the basement was crumbling and chipping away, 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.
- p. There was no handrail for the stairs going down to the basement, 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.
- q. There were no keys for the doors to the home. The tenants have not been able to secure their home, which is in contravention of section III(3)(a) of the Minimum Housing and Health Standards which states that: Exterior windows and doors shall be capable of being secured.
- r. The eavestroughs on the front of the home had fallen off, taking the fascia with it. The bare wood underneath is not in good repair 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.
- s. The soffit was hanging off of the front of the house, 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.
- t. The window frame around the newest window on the back side of the house was unfinished with gaps on the side of the window, 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 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 **October 1, 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. Replace ALL of the broken windows in the home. Ensure they are wind, water and weatherproof and complies with III(2)(b)(ii)(iii).
  - b. Replace the window in the basement main area or ensure that the window hole is fully and properly weatherproofed.
  - c. Repair the roof. Ensure that it is in good repair and completely wind, water and weatherproof.
  - d. Repair all damaged walls and ceilings. Ensure that any water damaged building materials are removed and replaced.
  - e. Ensure that the basement bedroom window meets all emergency egress requirements as outlined in section III(3)(b) of the Minimum Housing and Health Standard .
  - f. Ensure all openable windows are fitted with insect screens that are in good repair.
  - g. Repair all holes in the walls.
  - h. Repair the flooring in the north bedroom.
  - i. Remove all mould/mildew from the bathroom ceiling and walls. Ensure that there is proper ventilation in this room.
  - j. Ensure that the backsplash behind the stove is in good repair and easily cleanable.
  - k. Repair the stairs and walls leading down to the basement. Ensure they are safe and in good repair.
  - l. Install a handrail for the basement stairs.
  - m. Ensure that there are keys for the home and that the house can be locked and secured.
  - n. Repair the eavestrough and fascia on the front of the house.

- o. Repair the soffit. Ensure this area is weatherproof.
  - p. Repair the frame around the newest bedroom window. Ensure it is weatherproof.
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, September 29, 2025.  
Confirmation of a verbal order issued to Travis Reitsema on September 25, 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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