

**ORDER OF AN EXECUTIVE OFFICER
UNFIT FOR HUMAN HABITATION
ORDER TO VACATE
ON OR BEFORE NOVEMBER 1, 2026**

To: Roy Alfred Pederson
"the Owner"

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

RE: Those housing premises located in Taber, Alberta and municipally described as:
5919 64 Avenue

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;

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

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

1. That all occupants vacate the above noted premises.
2. That the Owner(s) ensure all Occupants vacate the above noted premises on or before **November 1, 2026**.
3. That the Owner(s) immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Board up or otherwise secure all windows, doors, holes or other potential entrances to the home.
 - b. Ensure that these security measures are maintained until such a time that the building is restored to the Minimum Housing and Health Standards or is demolished.
4. 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 roof covering was in a poor and deteriorated condition, with numerous missing, damaged and curled asphalt shingles. Water infiltration had been observed within the dwelling and appears to be associated with the deteriorated roof covering. Eavestroughs were in poor condition, and downspouts were missing from portions of the dwelling, resulting in inadequate management and discharge of roof runoff.
- b. Interior finishes throughout the premises were in a significant state of disrepair. Ceilings contained multiple holes and evidence of water infiltration and water damage. Walls contained multiple holes and damaged areas. Flooring was torn, deteriorated, and missing in sections, with underlying surfaces exposed.
- c. There was widespread accumulation of dirt, grime, and other filth on surfaces throughout the dwelling, with evidence of inadequate routine cleaning and housekeeping. The overall condition of the premises reflected significant neglect and was consistent with squalor conditions.
- d. Utilities were not fully functional. The gas meter had been removed from the premises. Electrical supply was present; however, numerous fixtures were missing, with exposed conductors and extension cords used throughout the dwelling. Water service was limited, requiring buckets of water to be manually hauled to the toilet and other plumbing fixtures.
- e. There were no operational smoke alarms within the premises.
- f. There was no stove present within the premises.
- g. Bedrooms had openable windows that did not meet emergency egress requirements.

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 roof covering was in a poor and deteriorated condition, with numerous missing, damaged and curled asphalt shingles. Water infiltration had been observed within the dwelling and appears to be associated with the deteriorated roof covering. Eavestroughs were in poor condition, and downspouts were missing from portions of the dwelling, resulting in inadequate management and discharge of roof runoff. This is in contravention of 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.*
- b. Interior finishes throughout the premises were in a significant state of disrepair. Ceilings contained multiple holes and evidence of water infiltration and water damage. Walls contained multiple holes and damaged areas. Flooring was torn, deteriorated, and missing in sections, with underlying surfaces exposed. This 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. There was widespread accumulation of dirt, grime, and other filth on surfaces throughout the dwelling, with evidence of inadequate routine cleaning and housekeeping. The overall

condition of the premises reflected significant neglect and was consistent with squalor conditions. This is in contravention of Section V.(16) of the Minimum Housing and Health Standards which states that: The owner shall ensure that all rooms and other areas used in common by the occupants of the individual dwellings are maintained in a clean and sanitary condition.

- d. Utilities were not fully functional. The gas meter had been removed from the premises. Electrical supply was present; however, numerous fixtures were missing, with exposed conductors and extension cords used throughout the dwelling. Water service was limited, requiring buckets of water to be manually hauled to the toilet and other plumbing fixtures. This is in contravention of Section IV. of the *Minimum Housing and Health Standards* which states that: *Occupants of a housing premises are supplied with adequate; sanitary facilities, heat, potable water, utilities and space for sleeping.* AND in contravention of Section IV.(11) of the *Minimum Housing and Health Standards* which states that: *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.*
- e. There were no operational smoke alarms within the premises. This is in contravention of Section IV.(12) of the *Minimum Housing and Health Standards* which states that: *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. There was no stove present within the premises. This is in contravention of Section IV.(14)(a)(iv) of the *Minimum Housing and Health Standards* which states that: *Every housing premises shall be provided with a food preparation area, which includes a stove.*
- g. Bedrooms had openable windows that did not meet emergency egress requirements. This is a contravention of section III(3)(b)(ii) of the *Minimum Housing and Health Standards* which states that: *Windows referred to in section III(3)(b)(i) shall provide unobstructed openings with areas not less than 0.35 m² (3.8ft²), with no dimension less than 380 mm (15").*

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 Taber, Alberta, October 5, 2026.

Confirmation of a verbal order issued to Amanda Beebe on September 28, 2026.

Executive Officer
Alberta Health Services

If you have any questions regarding the order, contact Environmental Public Health at 1-833-476-4743 or <https://www.albertahealthservices.ca/eph/eph.aspx>

You have the right to appeal

A person who is directly affected by a 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>

Template revised June 2, 2026

Copy Taber Police, Taber Fire Department

Lethbridge • Lethbridge Community Health, Melcor Centre • South Zone

200 4 Avenue S – Suite 110, Lethbridge, Alberta, Canada, T1J 4C9

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