

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

To: 1707588 AB Ltd.

And To: All Occupants of the following Housing premises:

RE: Those housing premises located in Lethbridge, Alberta and municipally described as:
524 13 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. There are numerous broken windows.
- b. There is extensive garbage (including used diapers, feminine hygiene products, and soiled toilet paper) and drug paraphernalia in and around the home.
- c. There are broken electrical fixtures throughout the home.
- d. There is evidence that squatters had started a fire inside the home.
- e. There are no bathing fixtures.
- f. Extensive finishing issues throughout the home. This includes but is not limited to: holes in walls, holes in doors and severely damaged flooring.
- g. Squatters had set up bedrooms in the basement with no egress windows.
- h. There are no smoke detectors.
- i. There are no useable kitchen appliances.

AND WHEREAS such inspection disclosed that the following breaches of the Public Health Act and the the Nuisance and General Sanitation Regulation AR243/2003 exist in and about the above noted premises, namely:

- a. There are numerous broken windows 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"*.
- b. There is extensive garbage (including used diapers, feminine hygiene products, and soiled toilet paper) and drug paraphernalia in and around the home 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"*.

- c. There are broken electrical fixtures throughout the home 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”*.
- d. There is evidence that squatters had started a fire inside the home 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”*.
- e. There are no bathing fixtures 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”*.
- f. Extensive finishing issues throughout the home. This includes but is not limited to: holes in walls, holes in doors and severely damaged flooring 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”*.
- g. Squatters had set up a bedroom in the basement with no egress windows 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”*.
- h. There are no working smoke detectors 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”*.
- i. There are no useable kitchen appliances 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”*.

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 June 28, 2021.
- 2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Address the above issues to the satisfaction of an Environmental Public Health Officer or, alternatively, demolish the home.
- 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, June 28, 2021.

Executive Officer
Alberta Health Services

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 Alberta Health Services at 780-342-0122 or by contacting the Public Health Appeal Board.

Health Legislation, Regulations and Standards

Electronic versions of the Public Health Act and Regulations are available at the Alberta Queen's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or www.qp.gov.ab.ca.

Health Legislation and regulations are available for purchase. Please contact Alberta Queen's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or www.qp.gov.ab.ca.

Copies of standards are available by contacting the Health Protection Branch of Alberta Health at 780-427-4518 or by visiting: www.health.alberta.ca/about/health-legislation.html

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