

## ORDER OF AN EXECUTIVE OFFICER

**To:** AVENUE LIVING (2014) GP LTD.; Avenue Living Communities Ltd.; Madison Howell;  
Mae Cote  
“the Owner”

**RE:** Those housing premises located in Brooks, Alberta and municipally described as: 524 1A  
Avenue E, **Common Area**

**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 electrical plug was cracked in the outlet located in the third-floor hallway.
- b. Front door in the lobby did not lock and screw ends were sticking out of the locking mechanism.
- c. The water-damaged drywall behind laundry machines in the laundry room was removed and patched with mismatched pieces of drywall pieces, leaving an uneven, unfinished wall surface. The baseboard was missing along the section where the wall was damaged.
- d. The floor tiles over the cement floor in the laundry room were lifting or missing.
- e. Laundry room windows used for natural ventilation did not have window screens.
- f. There was a large hole in the soffit on the southwest side of the building where pigeons were entering the roof.
- g. Plastic loading zone sign attached to a post on the front steps was cracked in pieces with sharp pointed edges, which was creating a protrusion hazard. The screw ends sticking out of the front door lock in the lobby was also creating a protrusion hazard.

**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 electrical plug was cracked in the outlet located in the third-floor hallway. This contravenes 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.
- b. Front door in the lobby did not lock and screw ends were sticking out of the locking mechanism. This contravenes section III(3)(a) of the Minimum Housing and Health Standards which states that: Exterior windows and doors shall be capable of being secured.
- c. The water-damaged drywall behind laundry machines in the laundry room was removed and patched with mismatched pieces of drywall pieces, leaving an uneven, unfinished wall surface. The baseboard was missing along the section where the wall was damaged. This contravenes 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.

- d. The floor tiles over cement floor in the laundry room were lifting or missing. Front door in the lobby did not lock and screw ends were sticking out of the locking mechanism. This contravenes 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.
- e. Laundry room windows used for natural ventilation did not have window screens. This contravenes 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.
- f. There was a large hole in the soffit on the southwest side of the building where pigeons were entering the roof. This contravenes 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** such inspection disclosed that the following breaches of the Public Health Act and the Nuisance and General Sanitation Regulation, Alberta Regulation 243/2003 exist in and about the above noted premises, namely:

- g. Plastic loading zone sign attached to a post on the front steps was cracked in pieces with sharp pointed edges, which was creating a protrusion hazard. The screw ends sticking out of the front door lock was also creating a protrusion hazard. This contravenes section 2(1) and 2(2)(a) of the Nuisance and General Sanitation Regulation which states that: 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.

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

1. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
  - a. Replace the electrical plug-in.
  - b. Repair the front door lock to secure it.
  - c. Repair walls in laundry room to be smooth, cleanable and impervious to moisture. Install continuous baseboard.
  - d. Replace flooring in laundry room to be smooth, continuous and impervious to moisture.
  - e. Install insect screens in laundry room windows.
  - f. Remove pigeons close the hole, and repair soffit.
  - g. Remove protrusion hazards: Remove plastic loading zone sign and make repairs to the door lock without exposing screw ends.
2. The work referred to in paragraph 1 "a", "b" and "g" shall be completed by July 18, 2025.

3. The work referred to in paragraph 1 “c”, “d”, “e” and “f” shall be completed by July 18, 2025.

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 Brooks, Alberta, July 6, 2025.

Confirmation of a verbal order issued to Madison Howell and Mae Cote on June 30, 2025.

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](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>

Template revised April 17, 2024

Order of an Executive Officer

RE: Those premises located in Brooks Alberta and municipally described as: Common Area - 524 1A Avenue E

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Environmental Public Health – South Zone

440 3rd Street East, Brooks, AB T1R 1B3

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