

**ORDER OF AN EXECUTIVE OFFICER
CLOSED FOR TENANT ACCOMMODATION PURPOSES
ORDER TO VACATE ON OR BEFORE NOVEMBER 30, 2026**

To: John Clarke
"the Owner"

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

RE: Those housing premises located in Milk River, Alberta and municipally described as: **540 Main Street.**

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 **Closed for Tenant Accommodation Purposes.**

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 30, 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. Repair or replace floor coverings in the living room and kitchen that are missing or torn/disrepair.
 - b. Ensure basement bedroom windows are of suitable size and style for emergency egress.
 - c. Install a smoke alarm in the basement adjacent to sleeping areas.
 - d. Repair the window seal in the upstairs living room.
 - e. Repair eavestrough and downspouts to ensure that rainwater and snowmelt are channeled away from the home.
 - f. Repair the faucet in the washroom.
 - g. Service the furnace as needed to provide adequate heat.
 - h. Repair/replace the hot water tank.

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 closed for tenant accommodation purposes and secured 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 floor coverings in the living room, stairs between the living room and kitchen, and kitchen were damaged or missing. Exposed subfloor was present in these areas, including areas where the kitchen linoleum is torn or absent.
- b. The basement windows were observed to be undersized and do not provide an adequate emergency egress opening. One of the basement windows was non-operable and could not be opened. Fiberglass insulation was observed within the window opening/frame. This window was also located beneath the exterior deck, which further restricts access to and use of the window as an emergency exit.
- c. There was no smoke alarm located in the basement area outside of sleeping areas.
- d. The exterior of the living room window was covered with plastic sheeting. Tenants reported that the window were drafty and that the window did not adequately prevent water or pest infiltration, including ants, into the dwelling.
- e. Eavestroughs and downspouts were damaged and in poor repair. Downspouts did not adequately discharge roof runoff away from the dwelling. Adjacent ground and concrete surfaces slope toward the dwelling, directing surface water toward the foundation and creating conditions conducive to water infiltration.
- f. The bathroom faucet was not operational at the time of inspection. The water supply to the faucet had been shut off. The tenants reported that the faucet was shut off because it was leaking and was not functioning properly.
- g. Tenants reported that the furnace did not adequately heat the dwelling during the winter months and that the home was frequently cold and drafty. The furnace may not be adequately meeting the heating demand of the dwelling.

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 floor coverings in the living room, stairs between the living room and kitchen, and kitchen were damaged or missing. Exposed subfloor was present in these areas, including areas where the kitchen linoleum is torn or absent. 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.

- b. The basement windows were observed to be undersized and did not provide an adequate emergency egress opening. One of the basement windows was non-operable and could not be opened. Fiberglass insulation was observed within the window opening/frame. This window was also located beneath the exterior deck, which further restricts access to and use of the window as an emergency exit. This is in contravention of section III(3)(b) of the Minimum Housing and Health standards which states that: For buildings of 3 storeys 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.
- c. There was no smoke alarm located in the basement area outside of sleeping areas. This is in contravention of section IV(12)(a) 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.
- d. The exterior of the living room window was covered with plastic sheeting. Tenants reported that the window was drafty and that the window did not adequately prevent water or pest infiltration, including ants, into the dwelling. This is in contravention of section III2(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. Eavestroughs and downspouts were damaged and in poor repair. Downspouts did not adequately discharge roof runoff away from the dwelling. Adjacent ground and concrete surfaces slope toward the dwelling, directing surface water toward the foundation and creating conditions conducive to water infiltration. This is in contravention of section III(1)(b) 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. Basements, cellars or crawl spaces shall be structurally sound, maintained in good repair and free from water infiltration and accumulation.
- f. The bathroom faucet was not operational at the time of inspection. The water supply to the faucet had been shut off. The tenants reported that the faucet was shut off because it was leaking and not functioning properly. This 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.
- g. Tenants reported that the furnace did not adequately heat the dwelling during the winter months and that the home was frequently cold and drafty. The furnace may not be adequately meeting the heating demand of the dwelling. This is in contravention of section IV(8)(a)(i) of the Minimum Housing and Health standards which states that: All heating facilities within a housing premises are to be properly installed and maintained in good

working condition, and be capable of safely and adequately heating all habitable rooms, bathrooms, and toilet rooms within the building to a temperature of at least 22°C(71°F).

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 14, 2026
Confirmation of a verbal order issued to Christina Brasnett on September 9, 2026.

Executive Officer
Environmental Health Officer

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>

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