

ORDER OF AN EXECUTIVE OFFICER

To: Kevin Gunther and Jessica Arcand (AKA Jessica Gunther)
"the Owner"

RE: Those housing premises located in Lethbridge, Alberta and municipally described as:
719 23 Street N.

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. A large recreational vehicle (RV) on the property was being used for public accommodation purposes. The bathroom in the vehicle was not connected to municipal sewer. The bathtub and bathroom sink were full of clutter and appeared unusable at the time of inspection. Occupants reportedly use bathrooms inside the house or will just use the surrounding area. The corner between the back of the RV and the fence reeked of human excrement.
- b. The RV unit did not appear to be connected to potable water service.
- c. The kitchen sink was not operational for a variety of reasons: Eg. No identified permanent water source, not connected to sewer and the kitchen area is filled with clutter.
- d. There did not appear to be a working smoke alarm in the RV.
- e. The interior of the RV was not in a sanitary condition.
- f. The interior of the RV had drug paraphernalia throughout the interior of the unit.

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. A large recreational vehicle (RV) on the property was being used for public accommodation purposes. The bathroom in the vehicle was not connected to municipal sewer. The bathtub and bathroom sink were full of clutter and appeared unusable at the time of inspection. Occupants reportedly use bathrooms inside the house or will just use the surrounding area. The corner between the back of the RV and the fence reeked of human excrement. which is in contravention of section IV(6) of the Minimum Housing and Health Standards which states that: Every housing premises shall be connected to the public sewage system, or to an approved private sewage disposal system.

- b. The RV unit did not appear to be connected to potable water service, which is in contravention of section IV(9) of the Minimum Housing and Health Standards which states that: Every building used in whole or in part, as housing premises shall be supplied with a potable water supply of sufficient volume, pressure and temperature to serve the needs of the inhabitants.
- c. The kitchen sink was not operational for a variety of reasons, which is in contravention of section IV(14)(a)(i) of the Minimum Housing and Health Standards which states that: Every housing premises shall be provided with a food preparation area, which includes: a kitchen sink that is supplied with potable hot and cold water and suitably sized to allow preparation of food, washing utensils and any other cleaning operation.
- d. There did not appear to be a working smoke alarm in the RV, which 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.
- e. The interior of the RV was not in a sanitary condition, 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.
- f. The interior of the RV has drug paraphernalia throughout the interior of the unit, 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.

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. Remove the trailer from the property.
2. The work referred to in paragraph 1 shall be completed by May 23, 2024.

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, May 10, 2024.

Confirmation of a verbal order issued to Kevin Gunther on May 9, 2024.

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 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>
<https://www.alberta.ca/health-standards-and-guidelines.aspx>

Order of an Executive Officer

RE: Those premises located in Lethbridge, Alberta and municipally described as: 719 23 Street N – Recreational Vehicle

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Lethbridge • Melcor Centre • South Zone

200 4 Avenue S, Lethbridge, Alberta, Canada, T1J 4C9

www.albertahealthservices.ca/eph.asp