

## **ORDER OF AN EXECUTIVE OFFICER CLOSED FOR TENANT ACCOMMODATION PURPOSES ORDER TO VACATE**

**To:** Norma Jean Day Rider  
“the Owner”

**And To:** All Occupants of the following Housing premises:

**RE:** Those housing premises located in Cardston, Alberta and municipally described as: 793  
2 Street E

**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 were no utilities (water, gas or power) operational. Evidence of buckets in the premises that appear to contain human excrement, suggesting occupants are defecating in buckets.
- b. The two exterior doors of the premises were unsecure, allowing uninhibited access at any time.
- c. The front porch ceiling had not been properly finished as insulation and vapour barrier were clearly visible.
- d. The ceiling of the front porch area had clearly been experiencing regular water infiltration.
- e. The ceiling of the hallway was very water damaged and warped.
- f. There was a ceiling panel of the kitchen that was loose and falling.
- g. There appeared to be blood or other bodily fluids throughout the premises, including but not limited to on various floors, walls, mirrors, and interior doors.
- h. There was a large excrement covered hole in the bathroom floor near the toilet.
- i. The toilet appeared to be in a state of disrepair; it was full of human excrement.
- j. The flooring of the bathroom was extremely unsanitary, as it was stained with what appears to be human excrement.
- k. The back door glass had been broken. There were large chunks of glass barely attached to the frame that may be a major hazard to anyone using the door.

- l. There appeared to be issues with the floor structure in the hall near the back door. The chest freezer in the hall appeared to be sinking into the floor.
- m. Numerous interior doors to various rooms were broken off from the door frame.
- n. The flooring near the front door was in poor condition. Large sections and chunks were missing or peeling.

**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. There were no utilities (water, gas or power) operational. Evidence of buckets in the premises that appear to contain human excrement, suggesting occupants are defecating in buckets. This 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.

AND

Which is 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.

- b. The two exterior doors of the premises were unsecure, allowing uninhibited access at any time, which is in contravention of 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 front porch ceiling had not been properly finished as insulation and vapour barrier were clearly visible, which 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.
- d. The ceiling of the front porch area had clearly been experiencing regular water infiltration, which is in contravention of 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.
- e. The ceiling of the hallway was very water damaged and warped, which is in contravention of section III(1)(c) of the Minimum Housing and Health Standards which states that: Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.

- f. There was a ceiling panel of the kitchen that was loose and falling, which 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.
- g. There appeared to be blood or other bodily fluids throughout the premises, including but not limited to on various floors, walls, mirrors, and interior doors, 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.
- h. There was a large excrement covered hole in the bathroom floor near the toilet, which 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.
- i. The toilet appeared to be in a state of disrepair; it was full of human excrement, which is in contravention of section IV(6)(a) of the Minimum Housing and Health Standards which states that: The plumbing system and the sanitary drainage system or private sewage disposal system, as the case may be, including drains, fixtures, traps, vents, stacks, waste disposal facilities, pumpout sewage holding tanks, septic tanks and the disposal system shall be maintained in a proper operating condition.
- j. The flooring of the bathroom was extremely unsanitary, as it was stained with what appears to be human excrement, 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.
- k. The back door glass had been broken. There were large chunks of glass barely attached to the frame that may be a major hazard to anyone using the door, which is in contravention of section III(2)(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.
- l. There appeared to be issues with the floor structure in the hall near the back door. The chest freezer in the hall appeared to be sinking into the floor, which is in contravention of section III(1)(a,b) of the Minimum Housing and Health Standards which states that: the housing premises shall be structurally sound, and; basements, cellars or crawl spaces shall be structurally sound, maintained in good repair and free from water infiltration and accumulation.
- m. Numerous interior doors to various rooms were broken off from the door frame, which is in contravention of section 3(1)(a)(iii) of the Housing Regulation which states that: an owner shall ensure that the housing premises are in good repair.

- n. The flooring near the front door was in poor condition. Large sections and chunks were missing or peeling, which 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.

**AND WHEREAS**, by virtue of the foregoing, the above noted premises are hereby declared to be **Closed for Tenant Accommodation Purposes**.

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

1. That the occupants vacate the above noted premises on or before **October 1, 2025**.
2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
  - a. Restore all utilities: water, power and gas.
  - b. Ensure doors and any accessible windows are secured.
  - c. Install a ceiling on the front porch extension room.
  - d. Address any sources of moisture that are affecting the hall and the front porch extension.
  - e. Remove and replace any severely damaged building materials.
  - f. Ensure the kitchen ceiling panels are in good condition.
  - g. Thoroughly clean and sanitize the entire home. Materials that cannot be properly cleaned and sanitized need to be replaced.
  - h. Repair or replace the bathroom flooring.
  - i. Ensure all plumbing fixtures are in proper operating condition.
  - j. Thoroughly clean and sanitize the bathroom floor.
  - k. Remove the back storm door.
  - l. Assess the structural integrity of the area beneath the freezer.
  - m. Replace all broken or missing doors.
  - n. Repair or replace the damaged flooring near the front door.
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 closed for tenant accommodation purposes.

- 4. Ensure this property is fully secured by October 1, 2025. This will require the changing of locks on both the front and back door. This will likely require securing any windows that are accessible (eg. boarding up these windows).**

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 26, 2025  
Executive Officer  
Environmental Health Officer

**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>

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**Lethbridge • Melcor Centre • South Zone**

**200 4 Avenue S, Lethbridge, Alberta, Canada, T1J 4C9**  
<https://www.ahs.ca/eph>