

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

To: Maria Clarita Ocon Recto; Jet Trojan Recto Lim
“the Owner”

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

RE: Those housing premises located in 830 4 Avenue – Unit 2, Alberta and municipally described as: Bassano

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, in contravention of the Public Health Act and Nuisance and General Sanitation Regulation, Alberta Regulation 243/2003 namely:

- a. The patio door does not lock, and the upstairs and basement bedroom windows do not lock.
- b. Patio door is drafty from holes in the door from a missing handle and lock. One basement bedroom windowpane is off track, creating a gap between the panels letting in a cold draft. The upstairs bedroom window frosts over, and window screens are missing on the patio door and window units.
- c. The original light fixture in the basement bathroom is not working. A secondary light fixture is improperly mounted, dangling from the ceiling on one side, and connected by a cord plugged into a bathroom outlet. The kitchen fan and light fixture wobble when the fan is operated at the lowest setting. An electrical outlet in the living room is not operational.
- d. The unit has multiple holes, cracks, and uneven finishes, including missing bedroom door and baseboard trim, missing baseboards in the basement bedroom, holes in the drywall by the front door light switch, a missing phone outlet cover in the living room, a missing floor transition between the kitchen and living room creating an uneven gap, and a missing piece of stair trim.
- e. The bathroom has cracks, holes, and uneven finishes, including cracks at the edge of the shower surround, a hole in the drywall beside the tub, uneven wall finishes behind the toilet with added-on plywood and a tilted baseboard, two small holes near the sink, and lifted linoleum flooring with a small hole beside the tub.
- f. The kitchen sink cabinet base is sunken and water-damaged. Several kitchen cabinet doors do not close properly due to shifting, loose hinges, or missing hardware. The bottom shelf of the kitchen cabinet is broken
- g. Smoke alarm is missing between the upstairs room and kitchen.
- h. The front of the bathroom cabinet drawer is missing.
- i. The bathroom fan is not operational.

- j. Kitchen sink base is sunken in, water damaged and contaminated with the appearance of mold.

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 patio door does not lock, and the upstairs and basement bedroom windows do not lock. 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.
- b. Patio door is drafty from holes in the door from a missing handle and lock. One basement bedroom windowpane is off track, creating a gap between the panels letting in a cold draft. The upstairs bedroom window frosts over, and window screens are missing on the patio door and window units. This contravenes section III(2)(b)(i)(ii) and (iii) 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, shall protect against cold weather through the provision of a storm sash, double glazing, or other durable thermal/air resistant barrier, and 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.
- c. The original light fixture in the basement bathroom is not working. A secondary light fixture is improperly mounted, dangling from the ceiling on one side, and connected by a cord plugged into a bathroom outlet. The kitchen fan and light fixture wobble when the fan is operated at the lowest setting. An electrical outlet in the living room is not operational. 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.
- d. The unit has multiple holes, cracks, and uneven finishes, including missing bedroom door and baseboard trim, missing baseboards in the basement bedroom, holes in the drywall by the front door light switch, a missing phone outlet cover in the living room, a missing floor transition between the kitchen and living room creating an uneven gap, and a missing piece of stair trim. This contravenes section IV(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. The bathroom has cracks, holes, and uneven finishes, including cracks at the edge of the shower surround, a hole in the drywall beside the tub, uneven wall finishes behind the toilet with added-on plywood and a tilted baseboard, two small holes near the sink, and lifted linoleum flooring with a small hole beside the tub. This contravenes section IV(5) and 5(a) 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. Rooms containing a flush toilet and/or a bathtub or shower shall have walls and floors that are smooth, non-absorbent to moisture and easy to clean. All walls shall form a watertight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower.
- f. The kitchen sink cabinet base is sunken and water-damaged. Several kitchen cabinet doors do not close properly due to shifting, loose hinges, or missing hardware. The

bottom shelf of the kitchen cabinet is broken. This contravenes section IV(14)(a)(iii) of the Minimum Housing and Health Standards which states that: Every housing premises shall be provided with a food preparation area, which includes: cupboards or other facilities suitable for the storage of food.

- g. Smoke alarm is missing between the upstairs room and kitchen. This contravenes 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. Smoke alarms shall be operational and in good repair at all times.
- h. The front of the bathroom cabinet drawer is missing. This contravenes 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.
- i. The bathroom fan is not operational. This contravenes section IV(7(c)) of the Minimum Housing and Health Standards which states that: All rooms containing a flush toilet and/or bathtub or shower shall be provided with natural or mechanical ventilation.

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, in contravention of the Public Health Act and Nuisance and General Sanitation Regulation, Alberta Regulation 243/2003 namely:

- j. Kitchen sink base is sunken in, water-damaged and contaminated with the appearance of mold. This contravenes with Section 2(1) of the Nuisance and General Sanitation 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.

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 Owner(s) takes all steps necessary to ensure all Occupants vacate the above noted premises on or before April 6, 2026.
2. 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 and replace patio door and bedroom windows described in part “a” and “b” that are weatherproof, secure, and contain insect screens.
 - b. Repair the original light fixture in bathroom, ensure electrical outlet and light fixture in bathroom are both operational, and remove the secondary light fixture. Ensure kitchen fan and light fixture are securely mounted. Repair non-functional electrical outlet in the living room.
 - c. Patch and repair holes in the walls. Install trim and baseboard to cover cracks. Install floor transition between kitchen and living room and install floor trim on steps.

- d. Repair bathroom walls and ceiling to be smooth, non-absorbent to moisture and easy to clean. Repair and replace bathroom floor with watertight joints.
 - e. Cut out and remove water-damaged cabinet material under kitchen sink and repair with new material that is smooth and cleanable. Repair cabinet hinges and hardware to allow cabinets to close. Replace broken shelf inside kitchen cabinet.
 - f. Install a smoke alarm upstairs between the kitchen and the bedroom.
 - g. Repair bathroom cabinet front.
 - h. Repair bathroom fan to be operational.
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.

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, April 6, 2026.

Confirmation of a verbal order issued to Maria Clarita Ocon Recto; Jet Trojan Recto Lim on April 1, 2026.

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
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.

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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Environmental Public Health – South Zone

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