

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

**To:** *Terri Lawrence* – Registered Owner  
**1823089 Alberta Ltd. Operating as Rent-2-Own Solution** - Lessee  
**Brandi Martin** – Director/Shareholder (of 1823089 Alberta Ltd.)  
**Sheila Yanke & Cameron Wood** – Tenants

**RE:** **851 – 21 Street NE, Medicine Hat, Alberta**  
Plan 7410918; Block 8; Lot 15

**WHEREAS** I, an **Executive Officer** of **Alberta Health Services**, have inspected the above 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 kitchen tap is broken and leaking.
- b. Laminate flooring in the kitchen is damaged and lifting in a few areas.
- c. The air conditioning system does not work.
- d. Asphalt shingles are missing in some areas on the roof.
- e. Mould growth is observed on wall areas in the basement washroom.
- f. There is a small hole in the ceiling just outside the basement bathroom.
- g. Carpeting in the basement is in disrepair in various areas.
- h. A smoke alarm is not installed in the basement.
- i. The west window in the basement is missing its screen.
- j. The light fixture in the master bedroom appears to be in disrepair and its lights do not work.
- k. The window screen is missing from the master bedroom.
- l. The main floor smoke alarm appears old (“Apr 9, 2005”), and may not possess full functionality.
- m. The microwave cooker does not work.
- n. The chain for the garage door opener is broken loose from the motor.
- o. Piping for the basement toilet leaks.

**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 kitchen tap is broken and leaking 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... shall be maintained in a proper operating condition.”

- b. Laminate flooring in the kitchen is damaged and lifting in a few areas 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.”
- c. The air conditioning system does not work which is in contravention of section III 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.”
- d. Asphalt shingles are missing in some areas on the roof 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. Mould growth is observed on wall areas in the basement washroom which is in contravention of section 5(2) of the *Housing Regulation, Alberta Regulation 173/1999 With amendments up to and including Alberta Regulation 38/2018*, 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. There is a small hole in the ceiling just outside the basement bathroom 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. Carpeting in the basement is in disrepair in various areas 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.”
- h. A smoke alarm is not installed in the basement 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.”
- i. The west window in the basement is missing its screen which is in contravention of 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.”
- j. The light fixture in the master bedroom appears to be in disrepair and its lights do not work 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.”
- k. The window screen is missing from the master bedroom which is in contravention of 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.”

- i. The main floor smoke alarm appears old (“Apr 9, 2005”), and may not possess full functionality which is in contravention of section **IV 12 (a)** of the *Minimum Housing and Health Standards* which states that: “Smoke alarms shall be operational and in good repair at all times.”
- m. The microwave cooker does not work which is in contravention of section **5(2)** of the *Housing Regulation, Alberta Regulation 173/1999 With amendments up to and including Alberta Regulation 38/2018*, 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.”
- n. The chain for the garage door opener is broken loose from the motor which is in contravention of section **III** 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.”
- o. Piping for the basement toilet leaks 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... shall be maintained in a proper operating condition.”

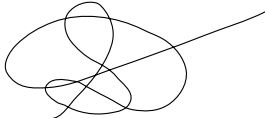
AND WHEREAS, by virtue of the foregoing, the above noted premises is hereby declared to be **Closed for Tenant Accommodation Purposes**.

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

1. That the occupant(s) vacate the above noted premises on or before August 4, 2018.
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 or replace the broken kitchen tap and piping for the basement toilet.
  - b. Install new and appropriate flooring in the kitchen and basement.
  - c. Repair the air conditioning unit, the garage door opener, and the light fixture in the master bedroom, or replace with new systems altogether.
  - d. Properly repair the roof of the house.
  - e. Address and correct any and all moisture issues in the basement washroom, and then professionally and safely conduct remediation work for the mould.
  - f. Properly repair the broken ceiling.
  - g. Ensure fully operational smoke alarms are installed in both the basement and main floor areas.
  - h. Install screens for the two windows (basement and master bedroom).
  - i. Provide a new and working microwave cooker.
3. That until such time as the work referred to in paragraph 2 is completed to the satisfaction of the undersigned, or an Executive Officer of Alberta Health Services, the above noted premises shall remain vacant, secured from unauthorized entry, and **closed for tenant accommodation**.

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 Medicine Hat, Alberta, July 4, 2018



Subhendra S. Dharampaul, MLT, BSc, MDiv, CPHI(C)  
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: <http://www.health.alberta.ca/about/PHAB.html>

A Notice of Appeal form may be obtained by contacting Alberta Health Services at 780-342-0122 or by contacting the Public Health Appeal Board.

Health Legislation, Regulations and Standards

Electronic versions of the Public Health Act and Regulations are available at the Alberta Queen's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or [www.qp.gov.ab.ca](http://www.qp.gov.ab.ca).

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Copies of standards are available by contacting the Health Protection Branch of Alberta Health at 780-427-4518 or by visiting: [www.health.alberta.ca/about/health-legislation.html](http://www.health.alberta.ca/about/health-legislation.html)

Template revised May 18, 2018

Medicine Hat • River Heights Professional Centre • South Zone  
Suite 200, 88 Valleyview Drive SW, Medicine Hat, Alberta, Canada T1A 8N6

[www.albertahealthservices.ca/esp.asp](http://www.albertahealthservices.ca/esp.asp)