

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

**To:** Domenico Ciolfi  
"the Owner"

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

**RE:** Those housing premises located in Lethbridge, Alberta and municipally described as:  
915 8 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, in contravention of the Public Health Act and Nuisance and General Sanitation Regulation, Alberta Regulation 243/2003 namely:

- a. The carpets throughout the entire home were in very poor condition. There were sections of carpeting missing (eg. upstairs bedroom); there were chunks of carpet with all the fibers pulled out; and almost every room had carpet that is so severely stained and in a state of poor sanitation.
- b. There were numerous other finishing issues, in addition to the carpet, including but not limited to:
  - i) Chunks of flooring were missing around the basement bathroom toilet.
  - ii) The last step on the stairs to the basement had no floor covering at all.
  - iii) There were numerous holes in the walls throughout the premises. Some of these had been partially mudded but never fully finished.
  - iv) There was a flooring transition strip in the basement that had been detached.
- c. There were numerous missing electrical outlet covers and switch plates throughout the premises.
- d. There were missing smoke alarms.
- e. The previous tenants had left behind an extensive quantity of belongings in every room of the house, as well as numerous belongings outside in the front and backyard.
- f. The general sanitation of this home was very poor. There was animal excrement all over the basement floor. There were puddles of liquid pooling underneath bags of garbage on

the kitchen floor. The shelving inside the kitchen cupboards was coated with food debris and residue.

- g. There were numerous openable windows that were missing insect screens.
- h. There was a door in the basement that was very broken. The doorknob mechanism was exposed and falling out of the door.
- i. The upstairs bathroom ventilation fan did not have a cover on it.

**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 carpets throughout the entire home were in very poor condition 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.
- b. There were numerous other finishing issues, in addition to the carpet 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. There were numerous missing electrical outlet covers and switch plates throughout the home 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.
- d. There were missing smoke alarms 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 previous tenants had left behind an extensive quantity of belongings in every room of the house as well as numerous belongings outside in the front and backyard 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 general sanitation of this home was very poor 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.

- g. There were numerous openable windows that are missing insect screens 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
- h. There was a door in the basement that was very broken. The doorknob mechanism is exposed and falling out of the door 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.
- i. The upstairs bathroom ventilation fan did not have a cover on it 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.

**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 Owners takes all steps necessary to ensure all Occupants vacate the above noted premises on or before **March 9, 2026**.
- 2. That the Owners immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
  - a. Remove and replace all damaged carpet with properly finished flooring.
  - b. Ensure all damaged finishes are properly repaired or replaced.
  - c. Ensure all missing outlet covers and switch plates are replaced.
  - d. Ensure working smoke alarms are installed in hallway between bedrooms. Both upstairs and downstairs.
  - e. Clear out all the belongings left by the previous tenants. Both inside the house and outside in the yard.
  - f. Thoroughly clean and sanitize the entirety of the premises.
  - g. Properly install an insect screen on every openable window.
  - h. Repair or replace the broken door.
  - i. Install a cover on the bathroom fan.

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 Lethbridge, Alberta, March 9, 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](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

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