

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

**To:** Four Feather's Home Corp.  
Clayton Bruno  
Mike Cutknife  
Mandy Mitchell-Himer  
"the Owners"

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

**RE:** Those housing premises located in Ponoka County, Alberta and municipally described as: 262053 Township Road 444

**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. Exterior cladding is missing and in disrepair, and there are missing soffit panels on the exterior overhang, exposing unfinished wood with signs of weather damage.
- b. The handrails at the front entrance are not secure.
- c. The exterior doors do not form seals when closed.
- d. Mouse droppings and deceased mice were observed in kitchen cupboards, bathroom cupboards, and bedroom closets.
- e. In the room designated as the office in the dwelling addition, the ceiling shows signs of significant water damage, with discolouration, swelling, and buckling of the ceiling material, and in the kitchen above the window, the ceiling shows signs of water damage, with discolouration and disrepair of the ceiling material.
- f. There is pooling water under the kitchen sink.
- g. The skylight in the kitchen has visible cracks in the glass.
- h. The kitchen counter has large cracks and there are missing tiles around the edge of the counter.
- i. There is unfinished wood on the exterior of the dwelling, at the exterior door frames, and at the sliding door leading from the kitchen to the dwelling addition.
- j. The kitchen and bathroom cupboards are in disrepair.
- k. The walls are in disrepair throughout the dwelling, with holes, cracks, peeling paint, exposed unfinished drywall, and missing trim pieces.
- l. Openable windows are not equipped with insect screens.
- m. Openable windows are not equipped with effective interior locks.
- n. In the Northwest bedroom, the window inhibits emergency egress because a screen has been screwed on and cannot be removed without the use of tools or special knowledge.

- o. The flooring is in disrepair in the following locations: the stair riser to the laundry room is peeling, there are missing transition pieces where flooring-types change, and floor-covering missing in the ensuite bathroom cupboard.
- p. There are unsealed gaps in the shower walls that are not waterproof.
- q. The refrigerator temperature was measured at 6.5 degrees Celsius with a probe thermometer.
- r. Doors throughout the dwelling are missing latches and the door frames are missing strike plates, leaving exposed unfinished wood.
- s. The North facing bathroom is not equipped with ventilation.

**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. Exterior cladding is missing and in disrepair, and there are missing soffit panels on the exterior overhang, exposing unfinished wood with signs of weather damage. This condition is contrary to Section 2(a) of the Minimum Housing and Health Standards which states: “The roof and exterior cladding of walls shall be maintained in a waterproof, windproof and weatherproof condition.”
- b. The handrails at the front entrance are not secure. This condition is contrary to Section 3(c) of the Minimum Housing and Health Standards which states: “Inside or outside stairs or porches including all treads, risers, supporting structural members, handrails, guards and balconies, shall be maintained in good repair and shall comply with the requirements of the Alberta Building Code or a Professional Engineer design.”
- c. The exterior doors do not form seals when closed. This condition is contrary to Section 2(b)(i) of the Minimum Housing and Health Standards which states: “All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof.”
- d. Mouse droppings and deceased mice were observed in kitchen cupboards, bathroom cupboards, and bedroom closets. This condition is contrary to Section 16(a) of the Minimum Housing and Health Standards which states: “The owner shall ensure that the housing premises are free of insect and rodent infestations.”
- e. In the room designated as the office in the dwelling addition, the ceiling shows signs of significant water damage, with discolouration, swelling, and buckling of the ceiling material, and in the kitchen above the window, the ceiling shows signs of water damage, with discolouration and disrepair of the ceiling material. This condition is contrary to Section 5 of the Minimum Housing and Health Standards which states: “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.”
- f. There is pooling water under the kitchen sink. This condition is contrary to Section 6(c) of the Minimum Housing and Health Standards which states: “All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.”
- g. The skylight in the kitchen has visible cracks in the glass. This condition is contrary to Section 2(b)(i) of the Minimum Housing and Health Standards which states: “All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof.”
- h. The kitchen counter has large cracks and there are missing tiles around the edge of the counter. This condition is contrary to Section 14(a)(iii) of the Minimum Housing and Health Standards which states: “a counter or table used for food preparation which shall be of sound construction and furnished with surfaces that are easily cleaned.”

- i. There is unfinished wood on the exterior of the dwelling, at the exterior door frames, and at the sliding door leading from the kitchen to the dwelling addition. This condition is contrary to Section 5 of the Minimum Housing and Health Standards which states: "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."
- j. The kitchen and bathroom cupboards are in disrepair. This condition is contrary to Section 1(c) of the Minimum Housing and Health Standards which states: "Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced."
- k. The walls are in disrepair throughout the dwelling, with holes, cracks, peeling paint, exposed unfinished drywall, and missing trim pieces. This condition is contrary to Section 5 of the Minimum Housing and Health Standards which states: "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."
- l. Openable windows are not equipped with insect screens. This condition is contrary to Section 2(b)(iii) of the Minimum Housing and Health Standards which states: "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."
- m. Openable windows are not equipped with effective interior locks. This condition is contrary to Section 3(a) of the Minimum Housing and Health Standards which states: "Exterior windows and doors shall be capable of being secured."
- n. In the Northwest bedroom, the window inhibits emergency egress because a screen has been screwed on and cannot be removed without the use of tools or special knowledge. This condition is contrary to Section 3(b)(i) of the Minimum Housing and Health Standards which states: "For buildings of 3 storeys or less and except where a bedroom door provides access directly to the exterior or the suite is sprinklered, each bedroom shall have at least one outside window which may be opened from the inside without the use of tools or special knowledge."
- o. The flooring is in disrepair in the following locations: the stair riser to the laundry room is peeling, there are missing transition pieces where flooring-types change, and floor-covering is missing in the ensuite bathroom cupboard. This condition is contrary to Section 5 of the Minimum Housing and Health Standards which states: "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."
- p. There are unsealed gaps in the shower walls that are not waterproof. This condition is contrary to Section 5(a) of the Minimum Housing and Health Standards which states: "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."
- q. The refrigerator temperature was measured at 6.5 degrees Celsius with a probe thermometer. This condition is contrary to Section 14(iv) of the Minimum Housing and Health Standards which states: "a stove and a refrigerator that are maintained in a safe and proper operating condition. The refrigerator shall be capable of maintaining a temperature of 4 degrees C. (40°F)."
- r. Doors throughout the dwelling are missing latches and the door frames are missing strike plates, leaving exposed unfinished wood. This condition is contrary to Section 5 of the

Minimum Housing and Health Standards which states: “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.”

- s. The North facing bathroom is not equipped with ventilation. This condition is contrary to Section 7(c) of the Minimum Housing and Health Standards which states: “All rooms containing a flush toilet and/or bathtub or shower shall be provided with natural or mechanical ventilation.”

**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 July 26, 2024.
2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
  - a. Ensure that all components of the exterior are weatherproof and in good repair, free from cracks, holes, and other damage.
  - b. Ensure that handrails and guards are in good repair and comply with the requirements of the Alberta Building Code or a professional Engineer design.
  - c. Ensure that exterior doors form weatherproof seals when closed.
  - d. Consult with a professional licensed pest control company to assist with remediating the pest infestation, thoroughly clean and disinfect the affected areas, and ensure that pest entry points are sealed.
  - e. Consult with a Safety Codes Officer and/or a structural Engineer to ensure that the addition is structurally sound. Ensure that water damaged, and moldy materials are removed and replaced, that the source of the water is located, repaired.
  - f. Repair the plumbing fixture that is allowing pooling of water under the sink.
  - g. Ensure that windows are in good repair, free of cracks, and in a weatherproof condition.
  - h. Ensure that kitchen counters are in good repair, soundly constructed, and easy to clean.
  - i. Ensure that wood is finished and/or sealed in a manner that renders it easy to clean.
  - j. Repair or replace the kitchen and bathroom cupboards that have signs of disrepair on the exterior and interior so that they are smooth, durable, non-absorbent, easy to clean.
  - k. Ensure that walls are in good repair, free of cracks, holes, and that trim pieces are installed at door frames and at wall and floor joints.
  - l. Ensure that openable windows are supplied with insect screens during months when there is a need for protection against flying insects.
  - m. Ensure that openable windows are capable of being secured from the inside.
  - n. Ensure that bedroom windows may be opened from the inside without the use of tools or special knowledge.
  - o. Ensure that all flooring is in good repair and is easy to clean.
  - p. Ensure that bathroom wall joints are waterproof.
  - q. Ensure that the refrigerator maintains a temperature of 4 degrees Celsius or less.

- r. Ensure that all door components are in good repair and easy to clean.
  - s. Ensure that bathrooms are equipped with natural or mechanical ventilation.
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 Ponoka, Alberta, July 11, 2024  
Confirmation of a verbal order issued to Mandy Mitchell-Himer on July 11, 2024.

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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