

**ORDER OF AN EXECUTIVE OFFICER  
UNFIT FOR HUMAN HABITATION  
ORDER TO VACATE**

**To:** Colleen May Lucille Phillips  
"the Owner"

**And To:** Georgina Faux - "the Occupant"; and  
All Occupant(s) of the following Housing premises:

**RE:** Those housing premises located in Clearwater County, Alberta and municipally described  
as: 381005B Range Road 6-0; NW 06-38-05 W5M

**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 is evidence of ceiling collapse at the addition on the North-West of the trailer.
- b. There was evidence of water infiltration in multiple areas.
- c. There was evidence of a pest infestation.
- d. There was evidence of electrical safety concerns including water infiltration into outlets, nonfunctioning outlets and over capacity circuits.
- e. The toilet provided was not in good working order.
- f. No smoke detector was observed within the living space.
- g. Windows in the bedroom were blocked with many layers of plastic and material, restricting emergency egress.

**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 is evidence of ceiling collapse at the addition on the North-West of the trailer. This is contrary to section 1(a) of the Minimum Housing and Health Standards which states: "The housing premises must be structurally sound."
- b. There was evidence of water infiltration in multiple areas. This 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."
- c. There was evidence of a pest infestation. This 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."
- d. There was evidence of electrical safety concerns including water infiltration into outlets, nonfunctioning outlets and over capacity circuits. This is contrary to section 11 of the

Minimum Housing and Health Standards which states: "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."

- e. The toilet provided was not in good working order. This is contrary to section 7(a) of the Minimum Housing and Health Standards which states: "Except where exempt by regulation, every housing premises shall be provided with plumbing fixtures of an approved type consisting of at least a flush toilet, a wash basin and a bathtub or shower. (a) The washbasins and bathtub or shower shall be supplied with potable hot and cold running water."
- f. There was no smoke detector present within the living structure. This is contrary to section 12 of the Minimum Housing and Health Standards which states: "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. (a) Smoke alarms shall be operational and in good repair at all times."
- g. The windows in the bedroom were blocked with many layers of plastic and material, restricting emergency egress. This is contrary to section 3(b) of the Minimum Housing and Health Standards which states: "Emergency Egress (i) 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."

**AND WHEREAS**, by virtue of the foregoing, the above noted premises are hereby declared to be **Unfit for Human Habitation**.

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

1. That the occupants vacate the above noted premises on or before July 15, 2024.
  2. That the owner ensures that the occupants vacate the above noted premises on or before July 15, 2024.
  3. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
    - a. Reconstruct, repair, replace and/or remediate all structural and building envelop components to ensure the trailer is structurally sound and free from water infiltration.
    - b. Remediate all water impacted building materials.
    - c. Remediate the pest infestation.
    - d. Repair or replace any damaged or not working components of the electrical system.
    - e. Provide a properly functioning toilet.
    - f. Provide an adequate number of smoke alarms in appropriate locations.
    - g. Ensure all windows are of adequate size for emergency egress and are not blocked by immovable security features.
- OR**
- h. Remove the trailer from the property and properly dispose of the unit.
  4. Ensure that all work completed is in compliance with Clearwater County development and/or building permit requirements or any other requirements the county may put in place.

5. 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 vacant and secure from unauthorized entry.

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 Rocky Mountain House, Alberta, on July 4, 2024.

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: <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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RE: The premises located in Clearwater County, Alberta and municipally described as: 381005B Range Road 6-0; NW 06-38-05  
W5M

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Copy: Clearwater County

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Rocky Mountain House • Rocky Mountain House Health Centre • Environmental Public Health

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