

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

**To:** 2085501 Alberta Ltd.  
David Rattai  
“the Owner”

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

**RE:** Those housing premises located in Drayton Valley, Alberta and municipally described as:  
5027 Industrial Road.

**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. Lack of an operational smoke alarm and fire safety equipment within the premises.
- b. There is an accumulation of household items, and garbage that create a fire hazard.
- c. Evidence of floor disrepair on the stairs and in hallway.
- d. Presence of surface mould and water damaged building material in the bathrooms.
- e. Windows and doors are in a state of disrepair.
- f. Openable windows are not screened.

**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. Smoke alarms and fire safety equipment are not present in the house. This condition is in contravention Section 12 (a) 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.”
- b. The premises is not maintained in a sanitary condition and there is a buildup of debris in many areas of the premises. This condition is in contravention of Section 16 of the Minimum Housing and Health Standards, which states: “The owner shall ensure that all rooms and other areas used in common by the occupants of the individual dwellings are maintained in a clean and sanitary condition.”
- c. The floor covering on the stairs and in the hallway are in disrepair. This condition is in contravention of 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.”
- d. Presence of surface mould and water damaged building material in the bathrooms. This condition is in contravention of 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 and replaced.”
  - e. The windows and doors are in a state of disrepair. This is in contravention of Section 2(a)(i) and 3(a) 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.” “Exterior windows and doors shall be capable of being secured.”
  - f. There’s an absence of window screens in the bedrooms. This condition is in contravention of Section 2(b)(iii) of the Minimum Housing and Health Standards, which states: “During the portion of the year when there is need for protection against flies and other flying insects, every window or other device intended for ventilation shall be supplied with effective screens.”

**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 May 25, 2021.
2. That the Owner undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
  - a. Install smoke alarms and fire safety equipment in appropriate locations within the premises.
  - b. Ensure the premises is maintained in a clean and sanitary condition.
  - c. Repair and maintain all floors, walls, ceilings and floor coverings in good repair and free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean.
  - d. Remediate the areas that have water damage and are affected by mould and ensure the source of mould growth is eliminated.
  - e. Repair or replace windows and doors. Ensure that the bedroom windows have an unobstructed opening that is not less than 0.35 m<sup>2</sup> (3.8ft<sup>2</sup>) with no dimension less than 380mm (15”).
  - f. Install window screens for openable windows.
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 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 Drayton Valley, Alberta, May 19, 2021

Confirmation of a verbal order issued to Jordan Ellis on May 17, 2021.

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 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: <https://www.alberta.ca/health-standards-and-guidelines.aspx>

Template revised Feb 20, 2020

Copy: Town of Drayton Valley