

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

To: Cody James Ryan
Ashlyn June Walker
“the Owners”

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

RE: Those housing premises located in Wetaskiwin, Alberta and municipally described as:
5202 55 Avenue

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. The flooring surface of the stairs is in disrepair.
- b. The kitchen faucet is in disrepair.
- c. The window in the northeast bedroom is in disrepair.
- d. The window in the northwest bedroom and both windows in the south bedroom are not openable.
- e. The premises is not being maintained in a clean and sanitary condition.
- f. The smoke alarm in the hallway serving the sleeping areas is not operational.
- g. There is a lack of running hot water.

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 flooring surface of the stairs is in disrepair. This is in contravention of Section 5 of the Minimum Housing and Health Standards, which states, “All 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. The kitchen faucet is in disrepair. This is in contravention of Section 6(a) of the Minimum Housing and Health Standards, which states, “The plumbing system and the sanitary drainage system or private sewage disposal system, as the case may be, including drains, fixtures, traps, vents, stacks, waste disposal facilities, pump out sewage holding tanks, septic tanks and the disposal system shall be maintained in a proper operating condition.”
- c. The window in the northeast bedroom is in disrepair. This is in contravention of Sections 2(b)(i) and 3(a) of the Minimum Housing and Health Standards, which state, “All windows

- and exterior doors shall be; maintained in good repair, free of cracks and weatherproof.”, and “Exterior windows and doors shall be capable of being secured.”, respectively.
- d. The window in the northwest bedroom and both windows in the south bedroom are not openable. This is in contravention of Section 3(b)(i) and 3(b)(ii) of the Minimum Housing and Health Standards, which state, “For buildings of 3 stories 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 “Windows shall provide unobstructed openings with areas not less than 0.35 square metres (3.8 sq. ft.) with no dimension less than 380 mm (15 inches).”, respectively.
 - e. The premises is not being maintained in a clean and sanitary condition. This 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.”
 - f. The smoke alarm in the hallway serving the sleeping areas is not operational. This is in contravention of Section 12(a) of the Minimum Housing and Health Standards, which states, “Smoke alarms shall be operational and in good repair at all times.”
 - g. There is a lack of running hot water. This is in contravention of Section 9(a) of the Minimum Housing and Health Standards, which states, “Every building used in whole or in part, as housing premises shall be supplied with a potable water supply of sufficient volume, pressure and temperature to serve the needs of the inhabitants. (a) All hot running water shall be maintained at a temperature of not less than 46°C (114°F), and not more than 60°C (140°F) measured at the plumbing fixture.”

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 14, 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 all floors and floor coverings (including the flooring surface of the stairs) are maintained in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean.
 - b. Ensure the kitchen faucet is maintained in a proper operating condition.
 - c. Ensure the window in the northeast bedroom is capable of being secured and is maintained in good repair, free of cracks and weatherproof.
 - d. Ensure each bedroom has at least one outside window which may be opened from the inside without the use of tools or special knowledge. Each window must provide unobstructed openings with areas not less than 0.35 square metres (3.8 sq. ft.) with no dimension less than 380 mm (15 inches).
 - e. Ensure the premises is maintained in a clean and sanitary condition.
 - f. Ensure the smoke alarm in the hallway serving the sleeping areas is operational and in good repair at all times.
 - g. Ensure there is hot running water that is maintained at a temperature of not less than 46°C (114°F), and not more than 60°C (140°F) measured at the plumbing fixture.

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 Wetaskiwin, Alberta, July 10, 2024

Confirmation of a verbal order issued to Ashlyn Walker and Cody Ryan on July 10, 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
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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